

PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

1:30 P.M. APRIL 20, 2015

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center 4080 Lemon Street 1st Floor, Conference Room 2A Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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 Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.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
 - 1.1 **NONE**
- **2.0** PUBLIC HEARING CONTINUED ITEMS: **1:30 p.m.** or as soon as possible thereafter:
 - 2.1 **NONE**
- 3.0 PUBLIC HEARING NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:
 - 3.1 **PLOT PLAN NO. 25462** CEQA Exempt Applicant: Cheryl Weatherford Fifth Supervisorial District Nuevo Zoning District Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) Location: On the northerly side of Ellis Avenue, southerly of Long Street, easterly of Palomar Road, and westerly of Menifee Road, more specifically 28930 Ellis Avenue 2.05 Gross Acres Zoning: Residential Agricultural (R-A) **REQUEST**: The Plot Plan proposes to permit an existing unpermitted kennel as a Class II Kennel (A Passion for Paws Rescue) that houses 11-25 dogs for a non-profit organization. The Kennel provides short term housing and rescue of large breed dogs. The project site currently contains a 1,440 sq. ft. modular home, 18 permanent dog kennels, five (5) portable kennels, four (4) fenced play yards, four (4) exercise dog runs, and a 600 sq. ft. storage building. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

DRAFT: 04/09/15

DIRECTOR'S HEARING APRIL 20, 2015

3.2 **PLOT PLAN NO. 25505** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mike Yasin – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southwesterly corner of Kluk Lane and La Cadena Drive – 0.9 Acres Gross - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

- 3.3 **TENTATIVE PARCEL MAP NO. 36729 WAIVER OF FINAL MAP** Intent to Adopt a Mitigated Negative Declaration Applicant: David Hall First Supervisorial District Lake Mathews Zoning District Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) Location: Northerly of Dufferin Avenue, southerly of Victoria Avenue, easterly of Lyon Avenue, and westerly of La Sierra Avenue 1.16 Acres Zoning: Residential Agricultural (R-A) **REQUEST:** The Tentative Parcel Map is a Schedule G subdivision of 1.16 acres into two (2) residential parcels with Parcel 1 being 0.7 acres and Parcel 2 being 0.5 acres. The applicant is also requesting a waiver of the final map. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.
- **4.0** PUBLIC COMMENTS:

Agenda Item No.: $3 \cdot 1$ Area Plan: Lakeview/Nuevo

Zoning Area: Nuevo

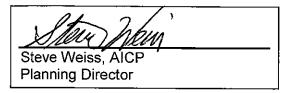
Supervisorial District: Fifth

Project Planner: Damaris Abraham Director's Hearing: April 20, 2015

PLOT PLAN NO. 25462 CEQA Exempt

Applicant: Cheryl Weatherford

Engineer/Representative: Cheryl Weatherford



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing unpermitted kennel as a Class II Kennel (A Passion for Paws Rescue) that houses 11-25 dogs for a non-profit organization. The Kennel provides short term housing and rescue of large breed dogs. The project site currently contains a 1,440 sq. ft. modular home, 18 permanent dog kennels, five (5) portable kennels, four (4) fenced play yards, four (4) exercise dog runs, and a 600 sq. ft. storage building.

The project is located on the northerly side of Ellis Avenue, southerly of Long Street, easterly of Palomar Road, and westerly of Menifee Road, more specifically 28930 Ellis Avenue in the unincorporated Riverside County in Romoland.

ISSUES OF POTENTIAL CONCERN:

Noise generated from the barking of dogs could have the potential to impact surrounding properties. In order to address this potential impact, the applicant has submitted a Noise Impact Analysis, prepared by Roma Environmental dated June 13, 2014. The report was reviewed by the Department of Environmental Health, Office of Industrial Hygiene and was found to be adequate. The list of recommendations provided in the report (10.PLANNING.11 and 10.PLANNING.12) will provide sufficient noise attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community: Low Density Residential

(RC:LDR) (½ Acre Minimum)

2. Surrounding General Plan Land Use: Rural Community: Low Density Residential

(RC:LDR) (1/2 Acre Minimum) to the north, south,

east, and west

3. Existing Zoning: Residential Agricultural (R-A)

4. Surrounding Zoning: Residential Agricultural (R-A) to the north, east,

and west

Rural Residential (R-R) to the south

5. Existing Land Use: Single Family Residence with a dog kennel

6. Surrounding Land Use: Scattered single family residences to the north,

south, east, and west

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Vacant to the south and west

7. Project Data: Total Acreage: 2.05

8. Environmental Concerns: CEQA Exempt per Section 15303

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

<u>APPROVE</u> PLOT PLAN NO. 25462, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- 1. The project site is designated Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) on the Lakeview/Nuevo Area Plan.
- 2. The Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) land use designation allows for single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are also expected and encouraged. The project is proposing a Class II Kennel with 11-25 dogs.
- 3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the north, south, east, and west.
- 4. The zoning for the subject site is Residential Agricultural (R-A).
- 5. The proposed use, a Class II Kennel with 11-25 dogs, is a permitted use in the R-A zone, subject to approval of a plot plan according to the provisions of Section 18.45 of Ordinance No. 348.
- 6. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries). The site contains 1,440 sq. ft. modular home to be used by a live-in caretaker. The lot size for the proposed project site is 2.05 acres which exceeds the minimum one acre (gross) lot size requirement. The project has been conditioned to obtain and continuously maintain all necessary licenses from the Riverside County Health Department and Department of Animal Services.
- 7. All kennels are subject to the provisions of County Ordinance No. 630, including Section 14 (Stray or Barking Dogs) and Section 23 (Public Nuisance).
- 8. The project site is surrounded by properties which are zoned Residential Agricultural (R-A) to the north, east, and west and Rural Residential (R-R) to the south.
- 9. The potential noise impact created by Kennel is anticipated to be minimal. A Noise Impact Analysis, prepared by Roma Environmental dated June 13, 2014 was submitted for this project. The report was reviewed by the Department of Environmental Health, Office of Industrial Hygiene and was found to be adequate. The list of recommendations provided in the report

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(10.PLANNING.11 and 10.PLANNING.12) will provide sufficient noise attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

- Traffic impacts as a result of the project are expected to be minimal. The Transportation Department has determined that the project is exempt from traffic study requirements. Under the Transportation Department's Traffic Impact Analysis Preparation Guide, projects may be exempt from preparing a traffic study if it is not anticipated to generate 100 or more vehicle trips during the peak hours. The peak hours are considered to occur between 7-9am and 4-6pm. This project is not anticipated to generate 100 trips during the peak hour and therefore has been exempt from preparing a traffic study.
- The project is proposing to keep the project site in a sanitary condition by regularly grooming the dogs, cleaning the facility, and providing regular pickups for dog waste in order to minimize smells associated with dog waste. In addition, the project has been conditioned to keep food and water receptacles to be kept in sanitary conditions.
- 12. The project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 13. The project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.
 - a. Section 15303 (New Construction or Conversion of Small Structures) includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is proposing to utilize small kennel structures to house the dogs and a storage building which may require a building permit.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), and with all other applicable provisions of Ordinance No. 348.
- 3. The proposed project must comply with the provisions of Ordinance No. 630 and Ordinance No. 847.
- 4. The public's health, safety, and general welfare are protected through project design.
- 5. The proposed project is compatible with the present and future logical development of the area.
- 6. The proposed project will not have a significant effect on the environment.
- 7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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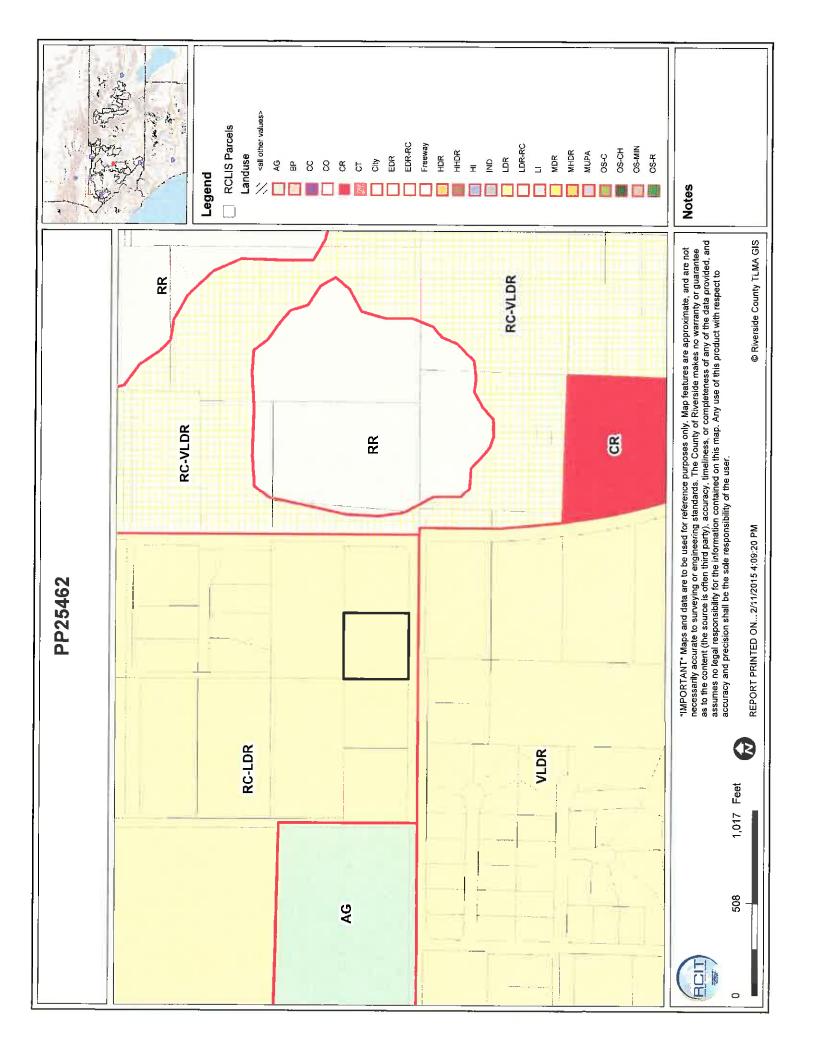
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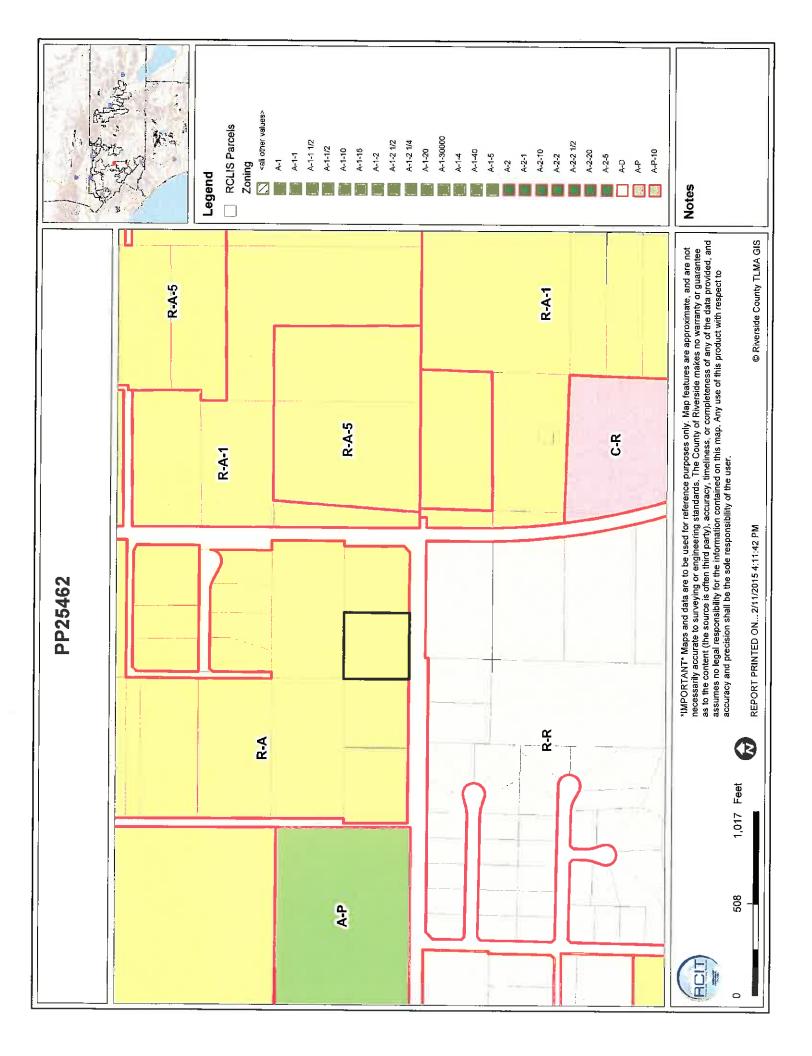
- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A Fault Zone:
 - b. A Flood Zone;
 - c. A City sphere of influence;
 - d. An airport influence area; or,
 - e. A High Fire Area.
- 3. The project site is located within:
 - a. The Stephens Kangaroo Rat Fee Area;
 - b. An area susceptible to subsidence;
 - c. The boundaries of the Romoland & Perris Union High School District; and,
 - d. An area with low liquefaction potential.
- 4. The subject site is currently designated as Assessor's Parcel Number 309-210-030.

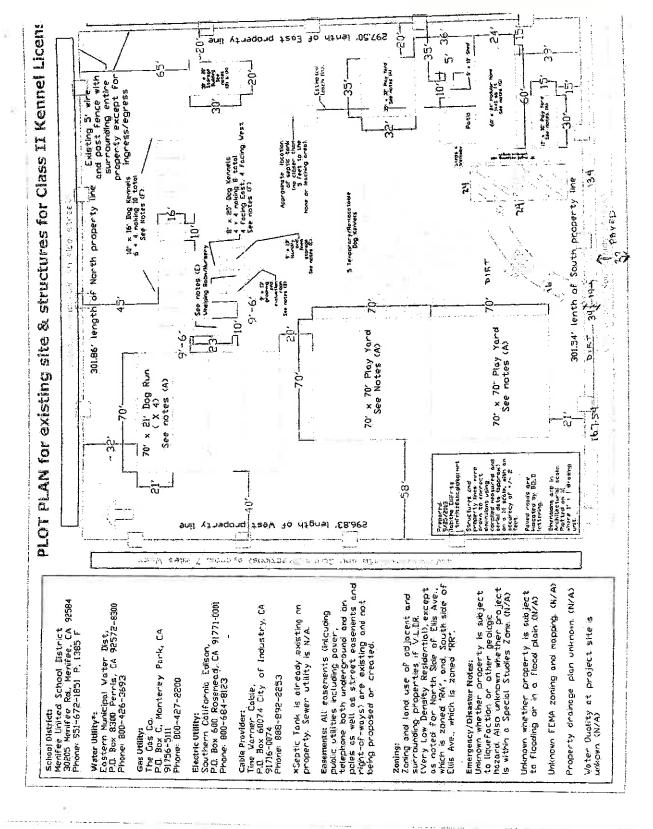
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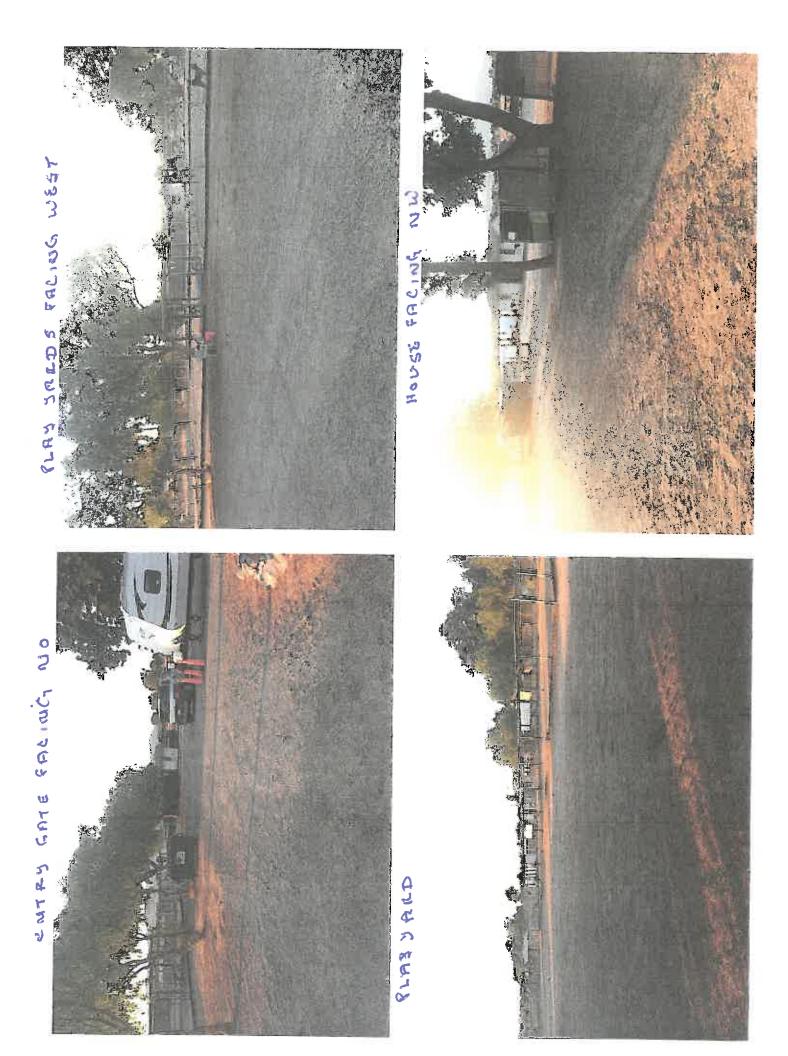
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Date Prepared: 02/09/15 Date Revised: 03/20/15









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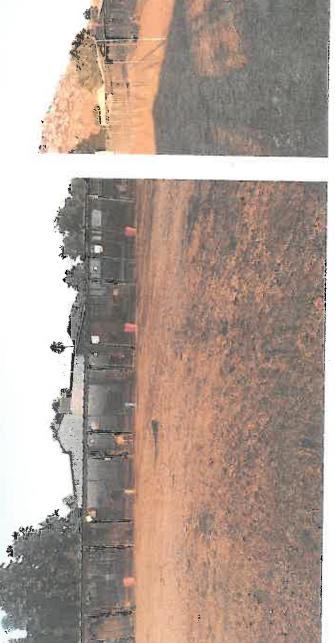
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10 GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit an existing unpermitted kennel as a Class II Kennel (A Passion for Paws Rescue) that houses 11-25 dogs for a non-profit organization. The Kennel provides short term housing and rescue of large breed dogs. The project site currently contains a 1,440 sq. ft. modular home, 18 permanent dog kennels, five (5) portable kennels, four (4) fenced play yards, four (4) exercise dog runs, and a 600 sq. ft. storage building.

10 EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; 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 PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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Riverside County LMS CONDITIONS OF APPROVAL

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10 GENERAL CONDITIONS

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

RECOMMND

its Office of County Counsel.

10. EVERY. 3 USE - CONFORM TO EXHIBIT

RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25462, Exhibit A, dated July 2, 2014.

BS GRADE DEPARTMENT

10 BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 25462 proposes a Class II Kennel on a 2.05 acre site. All structures and improvements to the site are existing and no new grading or construction is proposed with this project.

The Grading Division does not object to this proposal with the following included conditions of approval.

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

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS

RECOMMND

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

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10 GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

The applicant shall obtain required building permits or remove structures requiring building permits per the current adopted Building Codes within 180 days of the planning case (PP25462) approval:

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP 25462 - REQUIREMENTS

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall submit the following to the Department of Environmental Health (DEH) for review and approval:

- a) For any room additions or proposed freestanding structures without any plumbing, a complete onsite wastewater treatment system (OWTS) certification conducted by a Qualified Service Provider (i.e. State of California C42, C36 or General "A" Licensed Contractor) shall be submitted to DEH for review and approval. Applicable fees shall apply.
- b) For any room additions or proposed freestanding structures with plumbing, the applicant shall contact DEH Land Use at (951) 955-8980 for the requirements. Applicable fees shall apply.

FIRE DEPARTMENT

10.FIRE. 1 USE-#88A-AUTO/MAN GATES

RECOMMND

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

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PLOT PLAN:TRANSMITTED Case #: PP25462 Parcel: 309-210-030

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25462 is a proposal for a Class II dog kennel on an approximately 2.05-acre site. The site is located in the Lakeview/Nuevo area on the north side of Ellis Avenue west of Menifee Road. All structures and improvements to operate the kennel, including a modular home, are existing on the site and no new construction is proposed with this project. The site is Parcel 3 of Parcel Map 10064.

Our review indicates that except for nuisance nature local runoff, this property is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. All new construction shall comply with all applicable ordinances and any grading shall perpetuate the existing drainage patterns.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - COMPLY BUILDING & SAFETY

RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 3 USE - EXERCISE SPACE/SHELTER

RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10 PLANNING. 4 USE - FOOD/WATER

RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

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Riverside County LMS CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FOOD STORAGE/SANITATION

RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles:

10.PLANNING. 6 USE - ANIMAL CONFINEMENT

RECOMMND

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 7 USE - CARETAKER

RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 8 USE - KENNEL

RECOMMND

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 9 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 10 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured

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PLOT PLAN: TRANSMITTED Case #: PP25462

10 GENERAL CONDITIONS

10.PLANNING. 10 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10 PLANNING. 11 USE - IND HYGIENE/NOISE LEVELS

RECOMMND

The following are a list of conditions provided by the County of Riverside, Industrial Hygiene Program's letter dated August 22, 2014:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leg, between 7:00 a.m. and 10:00 p. m. (daytime standard).
- 2. Feeding, rotation and exercise of the dogs will be restricted to the hours of 7 a.m. to 7 p.m.
- 3. A designated responsible person will be available on site 24 hours a day and in the event of barking during evening hours after 10 p.m. will take immediate action to respond to and stop the barking within 5 minutes of such barking.
- 4. Kennels will be visually screened to minimize stimuli such as other dogs, animals, traffic or passersby and appropriate measures will be taken to reduce such stimuli.
- 5. Dogs which demonstrate to be more reactive and prone to barking will be relocated to an interior kennel area or the residence during evening hours by designated responsible person. Placement of dogs in the kennel area will take into consideration temperament and typical behavior to ensure minimal conflict and "fence-fighting".
- 6. Access to the kennel area will be restricted solely to authorized personnel. Any individuals visiting the property will be required to park away from the kennel area, especially during evening hours.
- 7. Dogs requiring medication or special round the clock

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - IND HYGIENE/NOISE LEVELS (cont.) RECOMMND

care will be kept in an isolation area away from the other dogs to prevent causing stimuli that will disturb the other dogs.

- 8. To the extent that certain external influences which cause the dogs to respond are outside of the control of the property owner, property owner will take steps to minimize the visual and auditory stimuli created by those external influences wherever possible.
- 10.PLANNING. 12 USE - IND HYG/CODE INFORCEMENT

RECOMMND

The following are a list of conditions provided by the County of Riverside, Industrial Hygiene Program's letter dated August 22, 2014:

- 1. Electronic masking noise devices such as a "white noise" machine shall be placed in the kennel area to reduce audible stimuli to the dogs.
- 2. If complaints continue after use of the white noise machine has commenced, sound control barrier devices such as outdoor sound curtains will be installed at locations determined to be appropriate to minimize auditory impacts on neighbors.
- 10 PLANNING. 13 USE ORD NO. 630

RECOMMND

The Kennel shall comply with the provision of County Ordinance No. 630, including Section 14 (Stray or Barking Dogs) and Section 23 (Public Nuisance).

10.PLANNING. 14 USE - OBTAIN/MAINTAIN LICENSES

RECOMMND

The applicant shall obtain and continously maintain all necessary licenses from the Riverside County Health Department.

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance

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PLOT PLAN: TRANSMITTED Case #: PP25462 Parcel: 309-210-030

10. GENERAL CONDITIONS

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

RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

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

10 TRANS. 4

USE - NO ADD'L ROAD IMPRVMNTS

RECOMMND

No additional road improvements will be required at this time along Ellis Avenue due to existing improvements.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Within 60 days of receiving final approval of Plot Plan No. 25462, the applicant/owner shall register the business with the Department of Building and Safety Business Registration Division. Any person or entity that owns or operates a commercial and or industrial facility shall register such facility for annual inspections.

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Parcel: 309-210-030

PLOT PLAN: TRANSMITTED Case #: PP25462

20 PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN 180 DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest 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 review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION

RECOMMND

Within six (6) months of the effective day of this permit, sufficient public street right-of-way along Ellis Avenue shall be conveyed for public use to provide for a 50 foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

20.TRANS. 2 USE-R-O-W CHECKING FEE DEPOSIT

RECOMMND

Within thirty (30) days of the effective date of this permit, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit, to the Survey Division for the dedication of public street right-of-way along Ellis Avenue. The legals and plats can be submitted after Board of Supervisors approval in accordance with condition 20.TRANS.1 "Use - R-O-W DEDICATION."

20.TRANS. 3 USE - RELOCATE/CONSTRUCT

RECOMMND

Within six (6) months of the effective date of this permit, the existing gate shall be relocated/constructed 65 feet minimum from the survey centerline (35' radial from future curb line, minimum).

NOTE: The ultimate curb line is at 32' from survey centerline per County Standard No. 94, Ordinance 461.

03/12/15 14:35

Riverside County LMS CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:TRANSMITTED Case #: PP25462

Parcel: 309-210-030

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: December 5, 2013

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health - Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check Regional Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Archaeology Section

Riv. Co. Animal Control Services

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.

5th District Supervisor

5th District Planning Commissioner

Romoland School District

Perris Union High School District

PLOT PLAN NO. 25462 – EA42639 – Applicant: Cheryl Weatherford – Engineer/Representative: Cheryl Weatherford – Fifth/Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Northerly of Ellis Avenue, westerly of Menifee Road, easterly of Palomar Road – 2.05 Acres – Zoning: Residential Agricultural – **REQUEST:** The plot plan proposes a Class II Kennel (11-25 dogs). The project site currently contains 1,440 square foot modular home, a 600 square foot portable storage building, 18 permanent dog kennels, 5 movable portable kennels, 4 fenced play yards, and 4 exercise dog runs. No new construction is proposed with this project. – APN: 309-210-030.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a <u>DRT meeting on January 2, 2014</u>. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Halimah Shenghur, Project Planner, at (951) 955-3250 or email at hshenghur@rctlma.org / MAILSTOP# 1070.

Public Hearing Path:	DH: 🔀	PC: 🗌	BOS:	
COMMENTS:				
DATE:			SIGNATURE:	
PLEASE PRINT NAME	AND TITLE	:		
TELEPHONE:	<u>_</u>			

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

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: July 1, 2014

TO:

Riv. Co. Building & Safety – Plan Check
PLOT PLAN NO. 25462 — EA42639 — Applicant: Cheryl Weatherford — Engineer/Representative: Cheryl Weatherford — Fifth/Fifth Supervisorial District — Nuevo Zoning Area — Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) — Location: Northerly of Ellis Avenue, westerly of Menifee Road, easterly of Palomar Road — 2.05 Acres — Zoning: Residential Agricultural — REQUEST: The ploplan proposes a Class II Kennel (11-25 dogs). The project site currently contains 1,440 square foot modular home a 600 square foot portable storage building, 18 permanent dog kennels, 5 movable portable kennels, 4 fenced play yards, and 4 exercise dog runs. No new construction is proposed with this project. — APN: 309-210-030.
Please provide all comments or clearance by July 17, 2014. Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham , Project Planner, at (951) 955-5719 of email at dabraham@rctlma.org / MAILSTOP# 1070 .
Public Hearing Path: DH: ☑ PC: ☐ BOS: ☐
COMMENTS:
DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

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

COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Date:

August 22, 2014

To:

Damaris Abraham, Urban Regional Planner III

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92508

From:

Steven D. Hinde, REHS, CIH

Senior Industrial Hygienist

5to Hind

County of Riverside

Department of Environmental Health

Office of Industrial Hygiene

3880 Lemon Street, Ste. 200

Riverside, California 92501

Phone: (951) 955-8980

Project Reviewed:

Plot Plan 25462

Reference Number:

SR30183

Applicant:

Ms. Cheryl Weatherford

A Passion for Paws Rescue, Inc.

28930 Ellis Avenue

Romoland, CA 92585

Noise Consultant:

Roma Environmental

31751 Sandhill Lane

Temecula CA 92591

(951) 544-3170

Review Stage:

First Review

Information Provided:

"Noise Impact Analysis for the Passion for Paws Rescue

Romoland, Riverside, CA" dated June 13, 2014

Phone: 951-955-8980 www.rivcoeh.org





COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Noise Standards:

I. For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, whichever yields the worst-case results.
 - Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
 - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
 - vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
- 2. Feeding, rotation and exercise of the dogs will be restricted to the hours of 7 a.m. to 7 p.m.
- 3. A designated responsible person will be available on site 24 hours a day and in the event of barking during evening hours after 10 p.m. will take immediate action to respond to and stop the barking within 5 minutes of such barking.
- 4. Kennels will be visually screened to minimize stimuli such as other dogs, animals, traffic or passersby and appropriate measures will be taken to reduce such stimuli.
- 5. Dogs which demonstrate to be more reactive and prone to barking will be relocated to an interior kennel area or the residence during evening hours by designated responsible person. Placement of dogs in the kennel area will take into consideration temperament and typical behavior to ensure minimal conflict and "fence-fighting".
- 6. Access to the kennel area will be restricted solely to authorized personnel. Any individuals visiting the property will be required to park away from the kennel area, especially during evening hours.
- 7. Dogs requiring medication or special round the clock care will be kept in an isolation area away from the other dogs to prevent causing stimuli that will disturb the other dogs.
- 8. To the extent that certain external influences which cause the dogs to respond are outside of the control of the property owner, property owner will take steps to minimize the visual and auditory stimuli created by those external influences wherever possible.



If County Code Enforcement receives three or more complaints over a one-month period the following measures will be implemented to further reduce impacts.

- 1. Electronic masking noise devices such as a "white noise" machine shall be placed in the kennel area to reduce audible stimuli to the dogs (See Appendix A).
- 2. If complaints continue after use of the white noise machine has commenced, sound control barrier devices such as outdoor sound curtains (See Appendix A) will be installed at locations determined to be appropriate to minimize auditory impacts on neighbors.

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Appendix A



Marpan Bohm ES Dual Sceen Sound Conditioner 1740 Fragher ac)

Attachment 2



Model UNC-XT-1 **Outdoor Sound**

UNC-XT-1 Exterior Noise Barrier/Sound Absorber Composite

UND ATTHE CRIST THE GENERAL OF BOTH IN THE SECRET AND A SURPLE AND A SECRET AND A SURPLE AND A SECRET AND A S



- CTO 39 Rating NBC 95
 Available tabing balans or built gray fair black
 Available parrier colors/gray, tan, black drap or blue.

Applications:

Approximations. Typically used as to reduce noise from constitution sites where the productingly be subjected to surgit, rain, show and ands. May be attached to steel structure, chain to keep structure of the high structure of the surgit should be makening with a citable dings adjacent to a job site or a noisy place of measure.

Product Data:

Description

Viny coated polyesier facing on 11 quited fiberglass! 1 prostreinforces loaded kiny partier.

Nominal thickness Temperature range 1 00" -20" to +180" #

Standard width Weight

0.1-

Acoustical Performance:

Sound Transmission Loss

		()(CTAVE BA	NO FREQU	IENÇIES ()	(z)	
Product	125	250	500	1600	2000	4000	STC
ENC-XT-1	15	17	25	13	±3	52	29
A011 E-30 & 5 415							

Sound Absorption Performance

		OCTAVE BAND FREQUENCIES (Hz)					
Froduct	125	250	500	1006	2000	4600	NRC
cNC-XT-1	.15	E !	74	.72	42	.29	#
ASTROGES							

www.sNoiseControl.com

ATTACHMENT A Project Description 28930 Ellis Ave, Romoland, CA 92585

Assessor's Parcel # 309 210 0302 Parcel 3, Map 10054, Lot 30 Thomas Bros page 808-F/4

Applicant: Cheryl Weatherford, president Property Owner: A Passion for Paws Rescue, Inc.

About the project:

Property owner wishes to properly license existing location to a Class II kennel license.

Property is comprised of 2.05 acres, completely fenced with one ingress/egress. Structures include a 3 bedroom, 2 bath, 1440 sq ft modular home; a 20x30 ft portable storage building, 18 permanent dog kennels, 5 movable portable kennels, 4 fenced play yards & 4 exercise dog runs.

Project does <u>not</u> include any modifications, additions, demolition, or new construction to the property, to the topography, perimeter fencing, interior fencing, utilities, sewer or landscape. There are no proposed changes to anything associated with this application.

A Class If kennel will allow the property owner to accommodate the short term overflow housing & rescue of large breed dogs who would otherwise become part of the glut of abandoned dogs in the county shelter system. On average, the dog residents stay on the property for a month. All of the dogs come from local public shelters & humane societies in California. The rescue has operated as a 501©3 organization since 2006 and has made a significant impact in the reduction of euthanasia of adoptable dogs. The rescue is a volunteer based organization & has saved & re-homed more than 800 dogs. They enjoy excellent rescue partnerships with nearly every animal control agency in the state of California.

Property owner purchased the run down & neglected property in 2009 and cleaned up & repaired many areas of the land removing old trailers, abandoned tools, & dilapidated fencing all over the property. A large rodent population was eradicated.

Property owner maintains strict standards and exceeds local & state health & safety standards including those that include "good neighbor" policies regarding noise, hours of operation, odors, insects & sanitation. There are 3 experienced adults residing on the property that oversee all procedures & policies and properly care for the animals residing there.

A Class II License will create no change in the previous or future operation of a high quality kennel.



Director

PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS	APPROPRIATE:				
PLOT PLAN REVISED PER		IDITIONAL USE PER LIC USE PERMIT	MIT TEMPOR	ARY USE PERMIT E	
PROPOSED LAN	D USE: CIASS	II KENNO	دا		
ORDINANCE NO.	. 348 SECTION AUTHO	RIZING PROPOSED	LAND USE:		
ALL APPLICATIONS MU TO THE SPECIFIC PRO APPLICATIONS WILL NO	JST INCLUDE THE INFORMAT DJECT. ADDITIONAL INFORM/ OT BE ACCEPTED.	TION REQUIRED UNDER A ATION MAY BE REQUIRED	NY SUPPLEMENTAL INFO AFTER INITIAL RECEIPT	DRMATION LIST APPLICA AND REVIEW. INCOMPL)	<u>BLE</u> <u>ETE</u>
CASE NUMBER:	PP2 5462	, DA	TE SUBMITTED: _	10/29/13	·
APPLICATION IN	FORMATION			1	
Applicant's Name:	CHERYL WEA	THERFORD E-N	Mail: APASSION:	FOR PAWS egil	MAIL.CO
Mailing Address:	1665 CAMIN				
	LA JOILA City	Street CA L11 State	= . 920 ZIP	37	_
Daytime Phone No	o: (<i>858</i>) <i>775-6</i> :	3 <i>53</i> Fax No	o: ()		
Engineer/Represe	ntative's Name:	- Applem	E-Mail: _	***************************************	
Mailing Address:		Street			
	City	State	ZIP		
Daytime Phone No	o: ()	Fax No			
Property Owner's I		OR PAWS E-N	Mail: APASSIC	N FOR PAWS	Q
Mailing Address: _	RESCUE.			gmai	(·CON _
	Romoland	Street CALIF -	9258	5	_
Daytime Phone No	city o: (858) 775-63	State 353 Fax No	ZIP : ()		_

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

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555 If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
CHERYL WEATHERFORD Chery Weatherford PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
A RASSION FOR DAWS LES CUE INC. A RASSION DE POUS RESCUE INC. PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
See attached sheet(s) for other property owners' signatures.
PROPERTY INFORMATION: MAP 10054
PROPERTY INFORMATION: Assessor's Parcel Number(s): 309 210 0302 Lot 30
Section: 35 Township: 4 South Range: 3 WeSt

APPLICATION FOR LAND USE PROJECT
Approximate Gross Acreage: 2.05 ACreS
General location (nearby or cross streets): North of MAPLES ROAD , South of
SANTA ROSA Ave, East of PALOMAR RD., West of MENIFEE ROAD
Thomas Brothers map, edition year, page number, and coordinates: THOMAS BIDS. P6.808/F4 GPS COOFDINATES: 33°46.348", 117°.09471" Project Description: (describe the proposed project in detail)
Property owner Wishes to OBTAIN A "CLASSII" KENNEL PERMIT; PROJECT DOES NOT INCLUDE (NORWILL INCLUDE) Any Additions, or, Construction, or, modification to Property, topography, utilities, any and all ensing structures, Fence, ingressiegiess, etc. for more info, see "ATFACHMENT A Related cases filed in conjunction with this application: None None
Is there a previous application filed on the same site: Yes \(\square \) No \(\square \) (Parcel Map, Zone Change, etc.)
E.A. No. (if known) E.I.R. No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No No
If yes, indicate the type of report(s) and provide a copy:
Is water service available at the project site: Yes X No . No . N/A to "project"
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No No
Is sewer service available at the site? Yes X No . N/A to "project"
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes 🗌 No 🗵
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: NONE. N/A to "Project." SEE "Atlachment A" "Project Description" for Detailen Description of Project

APPLICATION FOR LAND USE PROJECT
Estimated amount of fill = cubic yards None. N/A to "Project"
Does the project need to import or export dirt? Yes 🔲 No 🔀
Import Export Neither
What is the anticipated source/destination of the import/export?
What is the anticipated route of travel for transport of the soil material?
How many anticipated truckloads? truck loads.
What is the square footage of usable pad area? (area excluding all slopes) sq. ft.
Is the project located within 8½ miles of March Air Reserve Base? Yes \(\square\) No \(\square\)
If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \(\sigma\) No \(\sigma\)
Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: http://cmluca.projects.atlas.ca.gov/) Yes No http://cmluca.projects.atlas.ca.gov/) Yes No http://cmluca.projects.atlas.ca.gov/) Yes http://cmluca.projects.atlas.ca.gov/) Yes
Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒
Does the project area exceed one acre in area? Yes No . 2.05 ACRES
Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

☐ Santa Margarita River

San Jacinto River

☐ Whitewater River

☐ Santa Ana River

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 the project shown below:

PLOT PLAN NO. 25462 – CEQA Exempt – Applicant: Cheryl Weatherford – Fifth Supervisorial District – Nuevo Zoning District – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: On the northerly side of Ellis Avenue, southerly of Long Street, easterly of Palomar Road, and westerly of Menifee Road, more specifically 28930 Ellis Avenue – 2.05 Gross Acres – Zoning: Residential Agricultural (R-A) – REQUEST: The Plot Plan proposes to permit an existing unpermitted kennel as a Class II Kennel (A Passion for Paws Rescue) that houses 11-25 dogs for a non-profit organization. The Kennel provides short term housing and rescue of large breed dogs. The project site currently contains a 1,440 sq. ft. modular home, 18 permanent dog kennels, five (5) portable kennels, four (4) fenced play yards, four (4) exercise dog runs, and a 600 sq. ft. storage building.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter

DATE OF HEARING: APRIL 20, 2015

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER

1ST FLOOR, CONFERENCE ROOM 2A

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, Project Planner at 951-955-5719 or e-mail dabraham@rctlma.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 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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.

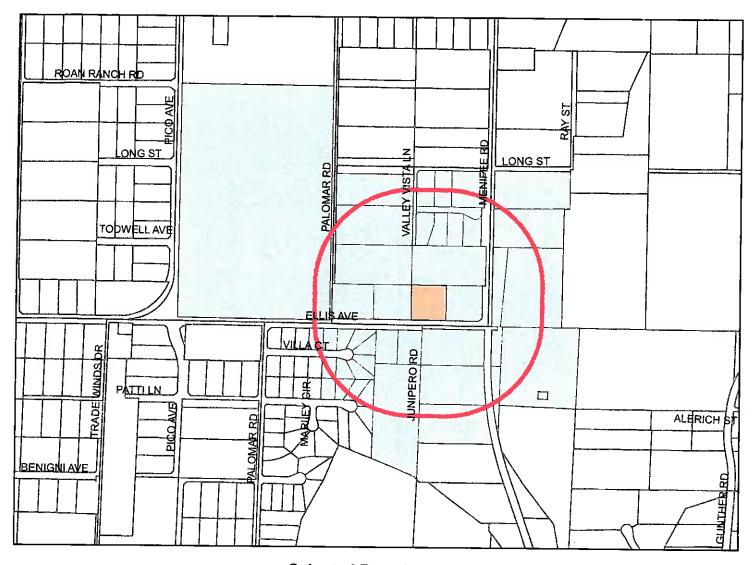
Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

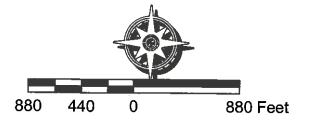
I, VINNIE NGUYEN , certify that on 12 9 2014						
The attached property owners list was prepared by Riverside County GIS,						
APN (s) or case numbers PP 25467 For						
Company or Individual's Name Planning Department,						
Distance buffered 800′						
Pursuant to application requirements furnished by the Riverside County Planning Department,						
Said list is a complete and true compilation of the owners of the subject property and all other						
property owners within 600 feet of the property involved, or if that area yields less than 25						
different owners, all property owners within a notification area expanded to yield a minimum of						
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,						
based upon the latest equalized assessment rolls. If the project is a subdivision with identified						
off-site access/improvements, said list includes a complete and true compilation of the names and						
mailing addresses of the owners of all property that is adjacent to the proposed off-site						
improvement/alignment.						
I further certify that the information filed is true and correct to the best of my knowledge. I						
understand that incorrect or incomplete information may be grounds for rejection or denial of the						
application.						
NAME: Vinnie Nguyen						
TITLE GIS Analyst						
ADDRESS: 4080 Lemon Street 2 nd Floor						
Riverside, Ca. 92502						
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158						
Veop						

PP25462 (800 feet buffer)



Selected Parcels

309-210-03	327-090-024	327-090-009	309-200-018	327-090-040	309-210-031	327-090-027	327-090-026	309-210-043	300-210-056
309-210-06	327-090-022	309-200-020	327-090-023	327-090-029	309-210-058	309-210-059	327-090-028	327-100-035	300-210-000
309-200-01	327-100-033	309-220-005	327-090-039	309-210-052	327-100-034	327-090-043	309-210-055	227 000 020	200 240 020
309-210-02	309-210-053	309-210-045	327-090-025	309-210-054	327-090-010	327-000-040	227.400.022	200 240 057	309-210-020
327-090-04	327-090-007	327-100-023	327-100-024	000 210 004	021 000-010	327-030-041	327-100-022	309-210-037	309-210-044



ASMT: 309200018, APN: 309200018 CORINNE MITCHELL, ETAL 23810 MENIFEE RD NUEVO, CA. 92567

ASMT: 309210043, APN: 309210043 VIOLETA VALENCIA, ETAL 28835 LONG ST NUEVO, CA. 92567

ASMT: 309200019, APN: 309200019 DORA QUIROZ, ETAL 23950 MENIFEE RD NUEVO CA 92567 ASMT: 309210044, APN: 309210044 MONICA GONZALEZ, ETAL 28855 LONG ST NUEVO, CA. 92567

ASMT: 309200020, APN: 309200020 JESUS ACEVEDO 124 W MAYBERRY AVE HEMET CA 92543

ASMT: 309210045, APN: 309210045 EVA SOLORIO, ETAL 23775 MENIFEE RD NUEVO, CA. 92567

ASMT: 309210028, APN: 309210028 M PETTIT, ETAL 28790 ELLIS AVE ROMOLAND, CA. 92585 ASMT: 309210052, APN: 309210052 LINDY ALLISON 26924 GIRARD ST HEMET CA 92544

ASMT: 309210029, APN: 309210029 THERESA MALIS, ETAL 28840 ELLIS AVE ROMOLAND, CA. 92585

ASMT: 309210053, APN: 309210053 RAFAEL IBARRA 7803 LONG PEAK DR RIVERSIDE CA 92509

ASMT: 309210030, APN: 309210030 A PASSION FOR PAWS RESCUE INC 28930 ELLIS AVE ROMOLAND, CA. 92585

ASMT: 309210054, APN: 309210054 MARTHA HERMOSILLO, ETAL 13325 S NEW HAMPSHIRE AVE GARDENA CA 90247

ASMT: 309210031, APN: 309210031 CHRISTINE CHACON 28960 ELLIS AVE ROMOLAND CA 92585

ASMT: 309210055, APN: 309210055 OAKWOOD INV P O BOX 24066 LOS ANGELES CA 90024



ASMT: 309210058, APN: 309210058

JOSE AGUILAR 28851 MARIO CT NUEVO, CA. 92567 ASMT: 327090023, APN: 327090023 JESUS DOMINGUEZ BELTRAN 28620 VILLA CT

ROMOLAND, CA. 92585

ASMT: 309210059, APN: 309210059

JOSE AGUILAR 23855 MENIFFE RD **NUEVO CA 92567** ASMT: 327090024, APN: 327090024

ALFREDO RODRIGUEZ 28644 VILLA CT

ROMOLAND, CA. 92585

ASMT: 309210060, APN: 309210060

SANTIAGO AGUILAR, ETAL

23855 MENIFEE RD **NUEVO CA 92567**

ASMT: 327090025, APN: 327090025

RAYMOND MALDONADO

C/O RAYMOND EDWARD MALDONADO JR

28668 VILLA CT

ROMOLAND, CA. 92585

ASMT: 309220005, APN: 309220005

PAUL DEMLER, ETAL 25818 HIGHWAY 78 RAMONA CA 92065

ASMT: 327090026, APN: 327090026

DELFINA LOUSTAUNAU

28692 VILLA CT

ROMOLAND, CA. 92585

ASMT: 327090009, APN: 327090009

ANTONIO TOLENTO 25664 LOLA CT SUN CITY CA 92586 ASMT: 327090027, APN: 327090027

LYNNE RICE, ETAL 28693 VILLA CT

ROMOLAND, CA. 92585

ASMT: 327090010, APN: 327090010

BERTHA RINCON, ETAL C/O DOMINGO AGUIRRE 28715 ELLIS AVE ROMOLAND, CA. 92585

ASMT: 327090028, APN: 327090028

ALICE PINO MARINA, ETAL

28669 VILLA CT

ROMOLAND, CA. 92585

ASMT: 327090022, APN: 327090022

ROSARIO SANDOVAL, ETAL

28596 VILLA CT

ROMOLAND, CA. 92585

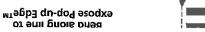
ASMT: 327090029, APN: 327090029

CYNTHIA HUMPHREY, ETAL

28645 VILLA CT

ROMOLAND, CA. 92585





ASMT: 327090030, APN: 327090030

PATRICIA TAYLOR 28621 VILLA CT ROMOLAND, CA. 92585

ASMT: 327090039, APN: 327090039

APRIL FIELD, ETAL 28622 PATTI LN ROMOLAND, CA. 92585

ASMT: 327090040, APN: 327090040

MARIA MARTINEZ, ETAL

28646 PATTI LN

ROMOLAND, CA. 92585

ASMT: 327090041, APN: 327090041

JESUS SANCHEZ, ETAL

28668 PATTI LN

ROMOLAND, CA. 92585

ASMT: 327090042, APN: 327090042

SHIRLEY HATCHER 28694 PATTI LN

ROMOLAND, CA. 92585

ASMT: 327090043, APN: 327090043

MICHEAL MCCOY

28695 PATTI LN

ROMOLAND, CA. 92585

ASMT: 327100022, APN: 327100022

MARIANA BUGARIN, ETAL

28865 ELLIS AVE

ROMOLAND, CA. 92585

ASMT: 327100024, APN: 327100024

ADRIAN LOPEZ, ETAL C/O A & R NUSERY 7950 GRAVES AVE ROSEMEAD CA 91770

ASMT: 327100033, APN: 327100033

KAREN RODMAN

33026 DRIFTWOOD CT

SAN JUAN CAPO CA 92675

ASMT: 327100034, APN: 327100034

MINATI ROY, ETAL

11340 STREAMHURST DR

RIVERSIDE CA 92505

ASMT: 327100035, APN: 327100035

ANGELINA QUIROZ, ETAL

P O BOX 1004

ROMOLAND CA 92585





PP25462 2/10/2015 5:21:13 PM

Department of Animal Services County of Riverside Attn: Rita Gutierrez 6851 Van Buren Blvd Jurupa Valley CA 92509

Romoland School District 25900 Leon Rd. Homeland, CA 92548

Applicant: Cheryl Weatherford 1665 Caminito Asterisco La Jolla, CA 92037

Applicant: Cheryl Weatherford 1665 Caminito Asterisco La Jolla, CA 92037 Owner: A Passion for Paws Rescue, Inc. P. O. Box 1463 Romoland, CA 92585

Owner: A Passion for Paws Rescue, Inc. P. O. Box 1463 Romoland, CA 92585



PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

NOTICE OF EXEMPTION To: Office of Planning and Research (OPR) P.O. Box 3044
Project Title/Case No.: Plot Plan No. 25462
Project Location: In the unincorporated area of Riverside County, more specifically located on the northerly side of Ellis Avenue, southerly of Long Street, easterly of Palomar Road, and westerly of Menifee Road, more specifically 28930 Ellis Avenue
Project Description: The plot plan proposes to permit an existing unpermitted kennel as a Class II Kennel (A Passion for Paws Rescue) that houses 11-25 dogs for a non-profit organization. The Kennel provides short term housing and rescue of large breed dogs. The project site currently contains a 1,440 sq. ft. modular home, 18 permanent dog kennels, five (5) portable kennels, four (4) fenced play yards, four (4) exercise dog runs, and a 600 sq. ft. storage building.
Name of Public Agency Approving Project: Riverside County Planning Department
Project Applicant & Address: Cheryl Weatherford, 1665 Caminito Asterisco, La Jolla, CA 92037
Exempt Status: (Check one)
Reasons why project is exempt: The project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) and of the CEQA Guidelines. Section 15303 (New Construction or Conversion of Small Structures) includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is proposing to utilize small kennel structures to house the dogs and a storage building which may require a building permit. Damaris Abraham (951) 955-5719 Phone Number
Project Planner March 12, 2015 Signature Title Date
Date Received for Filing and Posting at OPR:
Revised: 03/12/2015: Y:\Planning Case Files-Riverside office\PP25462\DH-PC-BOS Hearings\DH-PC\PP25462.NOE Form.docx
Please charge deposit fee case#: ZEA42639 ZCFG No. 6017 - County Clerk Posting Fee FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

F* REPRINTED * R1310368

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A 38686 El Cerrito Rd Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

Received from: WEATHERFORD CHERYL

\$50.00

paid by: CK 1025

EA42639

paid towards: CFG06017

CALIF FISH & GAME: DOC FEE

at parcel: 28930 ELLIS AVE ROMO

appl type: CFG3

Ву_

Oct 29, 2013 08:57

MGARDNER

posting date Oct 29, 2013

Account Code 658353120100208100

Description CF&G TRUST: RECORD FEES

Amount \$50.00

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

3 - 2

Agenda Item No.:

Area Plan: Highgrove

Zoning District: North Riverside Supervisorial District: Second Project Planner: Damaris Abraham Director's Hearing: April 20, 2015 PLOT PLAN NO. 25505

Environmental Assessment No. 42662

Applicant: Mike Yasin

Engineer/Representative: Hector Moreno

Steve Weiss, AICP Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces.

The project is located at the southwesterly corner of Kluk Lane and La Cadena Drive.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:

Community Development: Light Industrial (CD: LI)

(0.25-0.60 Floor Area Ratio)

2. Surrounding General Plan Land Use:

Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north and west Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the south

Interstate 215 to the east

3. Existing Zoning:

Manufacturing-Service Commercial (M-SC)

4. Surrounding Zoning:

General Commercial (C-1/C-P) to the north and

south

Manufacturing-Service Commercial (M-SC) to the

west

Interstate 215 to the east

5. Existing Land Use:

Vacant

6. Surrounding Land Use:

Commercial and Industrial developments to the

north, south, and west Interstate 215 to the east

7. Project Data:

Total Acreage: 0.9

Total Building Square Footage: 8,852

Total Parking: 16 spaces

8. Environmental Concerns:

See attached environmental assessment

1

PLOT PLAN NO. 25505

DH Staff Report: April 20, 2015

Page 2 of 4

RECOMMENDATIONS:

<u>ADOPT</u> a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42662, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVE</u> PLOT PLAN NO. 25505, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- 1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) on the Highgrove Area Plan.
- 2. The Light Industrial land use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The project is proposing a truck sales facility.
- 3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north and west and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the south.
- 4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
- 5. The proposed use, a truck sales facility, is a permitted use, subject to approval of a plot plan in the M-SC zone, in accordance with Section 11.2.b. (2) (v) of Ordinance No. 348
- 6. The proposed use, a truck sales facility, is consistent with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, outside storage areas, and lighting) set forth in the M-SC zone.
 - a. The lot size is 0.9 acres which exceeds the required 10,000 square feet minimum lot size.
 - b. The buildings are setback at least 25 ft. from the street.
 - c. The proposed buildings do not exceed the maximum allowable height of 50 ft. as none of the buildings exceed 19 ft. in height
 - d. A minimum of ten percent of the site proposed for development will be landscaped and irrigated.
 - e. A ten foot strip adjacent to the street right-of-way lines is proposed to be landscaped.
 - f. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - g. Trash Collection Areas will be appropriately screened.
 - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- 7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and south and Manufacturing-Service Commercial (M-SC) to the west.
- 8. Similar uses have been constructed and are operating in the project vicinity.

- 9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 10. This project is within the City Sphere of Influence of Riverside. A copy of the proposal was transmitted to the City of Riverside on February 11, 2014 with a request for comments. No comments have been received from the City staff regarding this project.
- 11. Environmental Assessment No. 42662 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hydrology / Water Quality

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

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A Fault Zone:
 - b. An Airport Influence Area;
 - c. A Flood Zone; or,
 - d. A High Fire area.
- 3. The project site is located within:
 - a. An area with High Paleontological;
 - b. An area susceptible to Subsidence:
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Boundaries of the Riverside Unified School District:

PLOT PLAN NO. 25505

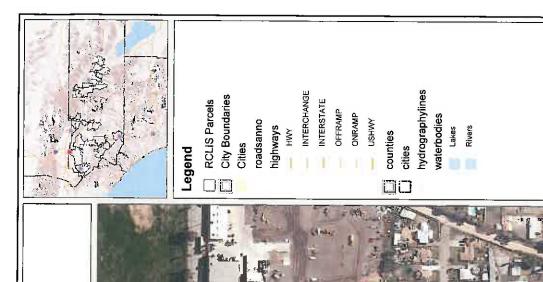
DH Staff Report: April 20, 2015

Page 4 of 4

- The City of Riverside Sphere of Influence e.
- The subject site is currently designated as Assessor's Parcel Number 246-110-025. 4.

DA:da
Y:\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\PP25505.Staff Report.docx
Date Prepared: 07/25/14
Date Revised: 04/03/15

PP25505



Notes



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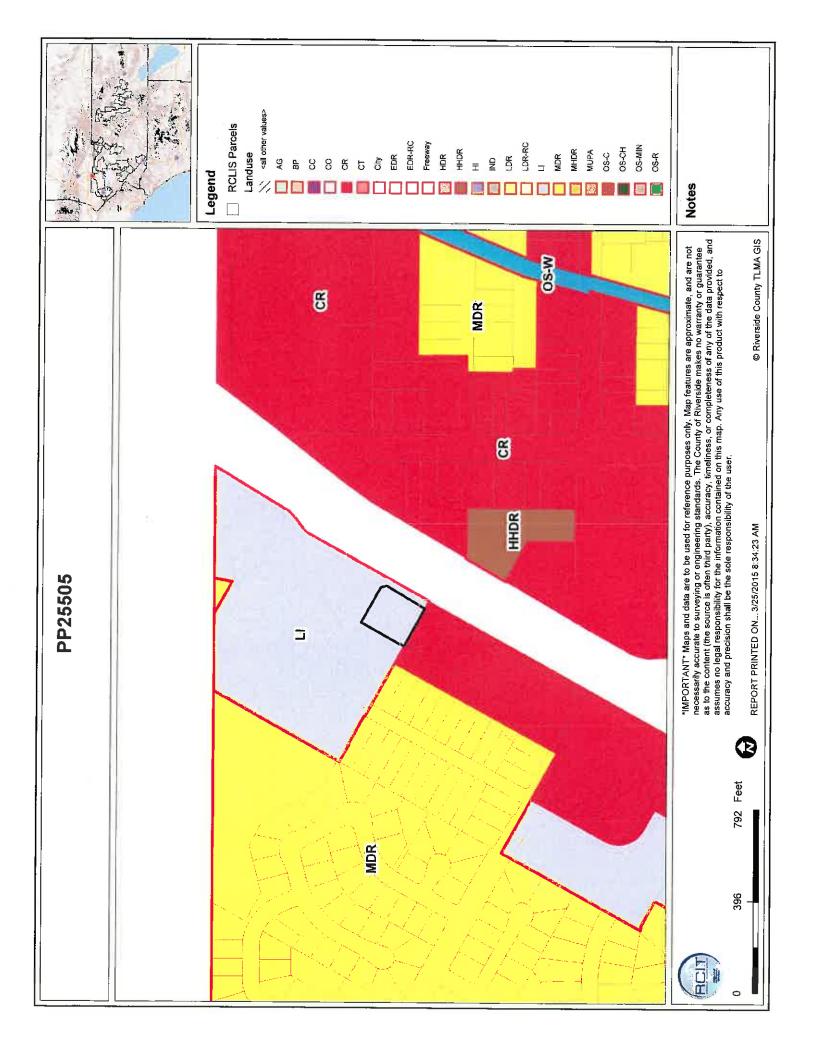
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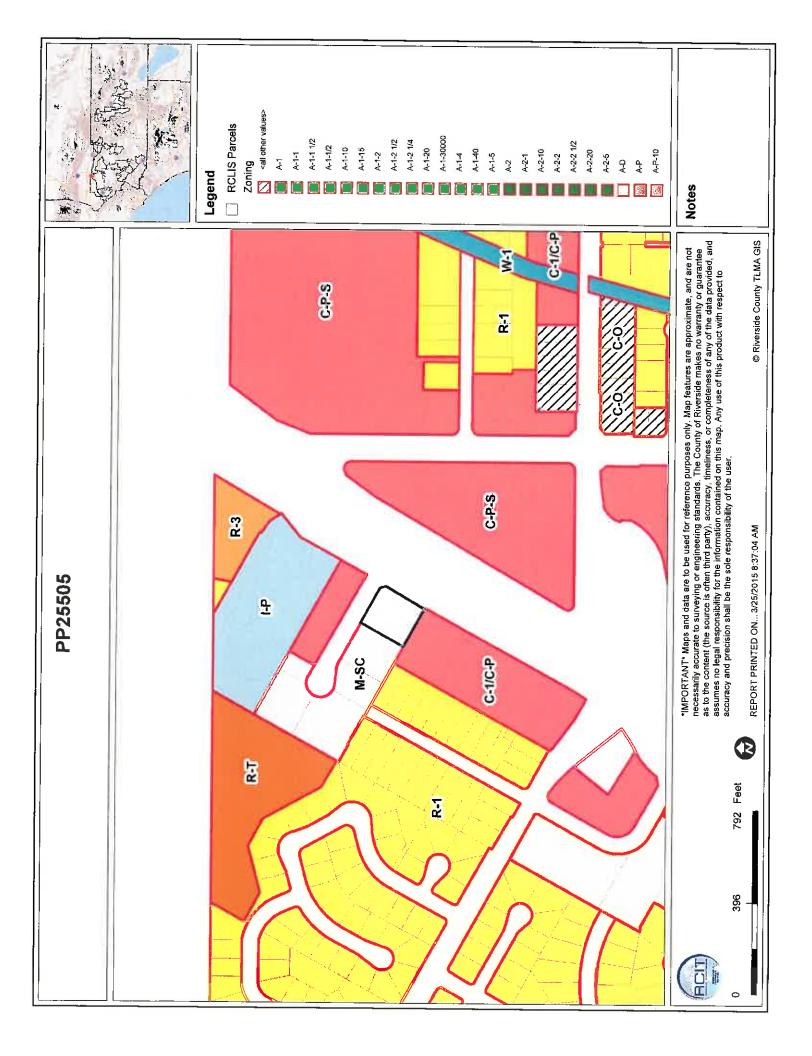
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Corporation

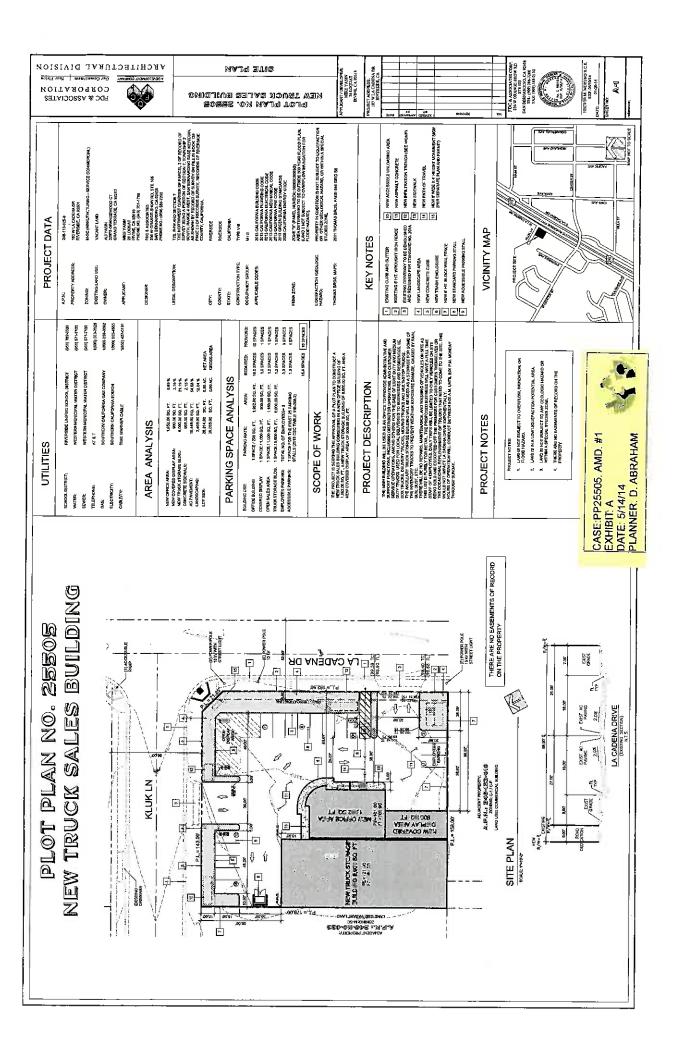
Our Commitment | Your Vision

Plot Plan No. 25505

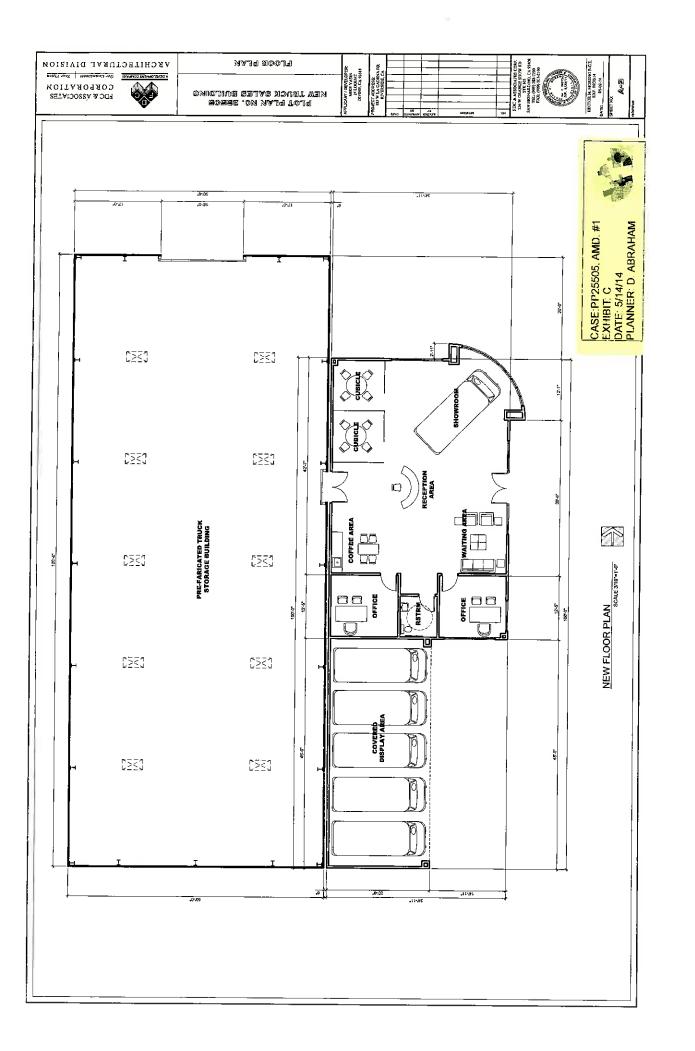
Project operations description

The main Building will be used as an office to provide Administrative and support functions, including distributor operations, and customer service operations, among others for the sale of Light Duty and Medium Duty trucks used for local deliveries to businesses and residences, i.e. Box Trucks, Delivery Trucks, Moving Trucks and Multi-Stop Trucks. The ancillary Truck Storage building will be used as a storage for some of the inventory trucks to prevent weather exposure damage, caused by rain, sun, dust, etc. No Truck repairs will be conducted on the project site.

The hours of operation will be 9:00 am - 9:00 pm and the days of operation will be Monday = Sunday. There will be a total of 4 employees.



NA CARONAGE CONTROL OF CAR ARCHITECTURAL DIVISION ELEVATIONS FDC & ASSOCIATES plot plak no. 25505 New truck sales Building CASE:PP25505, AMD #1 EXHIBIT B DATE: 5/14/14 PLANNER: D. ABRAHAM .0-,01 -EXTERIOR METAL -EXTERIOR METAL-CLADDING FINISH B RIGHT ELEVATION EXTERIOR METAL --CLADONG FINISH C LET LEWTON TRUCK STORAGE BUILDING ON THE BACK A FRONT SLEVATION ,0-,6t .0-.91



ALL GRADING SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE CHAPTER -J AS WARDED BY ORD. 457.

2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.

IN THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, CALIFORNIA PRELIMINARY GRADING PLAN

AL WORK UNDER THIS GRAZING FEDANT SHALL BE LIMITED TO WORK WITHEN THE PLANS AND A SEPARATE RETEX/APPROVAL (PERMIT) FROM THE THOMSOPRATION DEPARTMENT.

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PSTRYON THEIR OWN CALCULATIONS FOR EARTH VIX.UME WITH THE
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SOIL ENGINEER TO VERIEY AND INSPECT OVER EXCAVATION AND RECOMPACTION AT CUT-FILL TRANSFIEW UNDER BUILDING PORTORING. SEE ARCHITECTURAL PLAN FOR EXACT BUILDING DIMENSIONS

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- COMPAÇTER III. TO SUPPORT AMY STRUCTURES SHALL COMPLY WITH SECTION 1803.5. PROLETCY MITCHET PRELIMENT SIGLS REPORT SHALL HAVE DEFAILED SPECIFICATIONS. THE REQUIREMENTS IN SECTION 1803.5 PEEDWEED DY EGN. 6. THE CONTRACTOR SHALL NOTEY THE BUILDING AND SHETY DEPAYMENT AT LEAST 24. HOURS IN JOYANCE TO REQUEST TRINSH LDT GRADE AND DRAIMAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIGRE TO BUILDING PERMIT FRAL INSPECTIVE FOR EACH LDT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-BOO-422-4133

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DRAINAGE AND EROSION / DUST CONTROL

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(a) (30/14)

HECTOR M. MORENO R.C.E. NO. C 66015 EXP. 05/30/14

T KUNCIANT		INDEX PLAN
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ABBREVIATION

CURB AND GUTTER CENTER LINE CEC

> PRIVATE ENGINEER'S NOTES TO CONTRACTOR: THE ENTERCOR AND LOGATION OF ANY HIGHER PROPERTY AS SERVICE AND LOGATION OF THE SERVICE DESCRIPTION OF

THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERBIEDT THAT GRANAGE IS CONSISTENT WITH NATURAL DEANNACE PATTERN OF THE SITE AND WILL NOT AFFECT ADJACENT PROPERTIES.

- EXISTING GROUND EXISTING SUMPACE S
- FINISH FLOOR ELEVATION FLOW LINE ELEVATION FINISH SURFACE
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 - PAD BLEVATION PROPERTY UNE

4. QUANTITÉS SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF

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- ALL MPORTED SON. SHALL BE CERTIFED BY THE ENCANCER OF RECORD THAT IT DOES NO WARRANG MEMBERS OF SOURCE WARRANG MEMBERS OF SOURCE REPOLATE, REPOLATE, FOR SOURCE REPOLATE, REPOLATE, FOR WILL BE TISTED TO ACHIEVE THE DESIRES OF SOURCE AND WILL BE TISTED TO ACHIEVE THE DESIRENCE AND
 - PRIME TO FOOTING EXCAMATIONS, A COMPACTION SEPORT IS TO BE SUBJITTED TO THE INSPECTION AND TO BE ON SITE FOR FOOTING INSPECTION.
- ALL INFORTED SOIL SAMIL BE CERTAED BY THE ENANCER OF RECORD THAT IT DOES NO COMMUN DETENDENT, MACHINIST OF FORMER WITHOUT ROOK OF SAMILAR INFORDING MACHINI, WITH A MACHINIA DIMESTOIL DEVENER THAN 12 INCIRES, IS NOT EXPANSACE AND WILL BE TESTED TO ACHEVE THE DESIRED SOIL ERRORIG CAPACITY.





< 00,001-]

(2) CONSTRUCT HEW BUILDING TRUCK STORAGE. (1) CONSTRUCT NEW BUILDING RECEPTION CONSTRUCTION NOTES:

LAND OWNER(S) DEVELOPER(S) MR YASIN ALI MAHMUUD 183 W LA CADENA DRIVE RANENSIDE, CA 92501 PHONE: (909) 496-5145 SITE ADDRESS:

VICINITY MAP

- (4) INSTALL NDS CHANNEL DRAIN 5" SERIES O SIMILAR. 3 CONSTRUCT 6" ONLY CURB.
- (6) LEAVE 6" WITH SPACE AF CURB 09" OF. TO ALLOW FLOWS TO GO THROUGH. C) CONSTRUCT NOT RETAINING CONCRETE BLOCK WALL PER GARDEN DETAIL IN THIS SHEET. S PLACE A.C. PANNG CHER DF CLASS II ACCRECATE BASE.

CIVIL ENGINEER OF RECORD:

183 W LA CADENA DRY RWERSIDE, CA 92501

FOC & ASSOCIATES 236 ORANGE SHOW ROAD, SUITE 1DS SAN BERNARDHO, CA 92-COB PHONE NO.: (909) 388-7200 LEGAL DESCRIPTION

(1) NSTALL NOS DATCH BASH 9° SERIES O ZIMILAR,

(B) CONSTRUCT CONFERONL DRIVEWAY.

(B) PANDICIAP DARKING SIGN TYPE 12"X18" ON POLE.

(1) EXISTING SQUARE CONCRETE FOUNDATION TO BE DEMOUSH

LOT: 1.2.3 ABBREVIATED DESCRIPTION: LOT: 1.2.3. 0.65 ACRES NET IN PARS 1.2 AND 3 PM 129 / 087 PM 12479 AMENDED.

EARTHWORK:

AREA DISTURBED

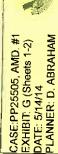
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF THUR CAME SHOWN ON PAPECEL MAP IN 12479 MARCHOEL FILE IN BOOK 129, PAGE BB OF MAP, PECORDS OF PREERSIDE COUNTY BENG 56112/30°E.

BASIS OF BEARINGS

	PROPERTY LINE	CENTER UNE	EXISTING CONTOUR	PROPOSED CONTOUR	Cabbin mann
LEGEND	1	ا به	100.86	8.00	1

1	DIRECTION FLOW	EXISTING CURB & GUTTER	PROPOSED CMU BLOCK	TOTAL STREET
	1	200		

SHEET INDEX:	DESCRIPTION	INDEX PLAN.	PRECISE GRADING AND SECTION	
	SHEET NO.	-	2	
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RECISE GRADING PLAN INDEX PLAN FOR	APN:: 246-110-025
REGI	¥

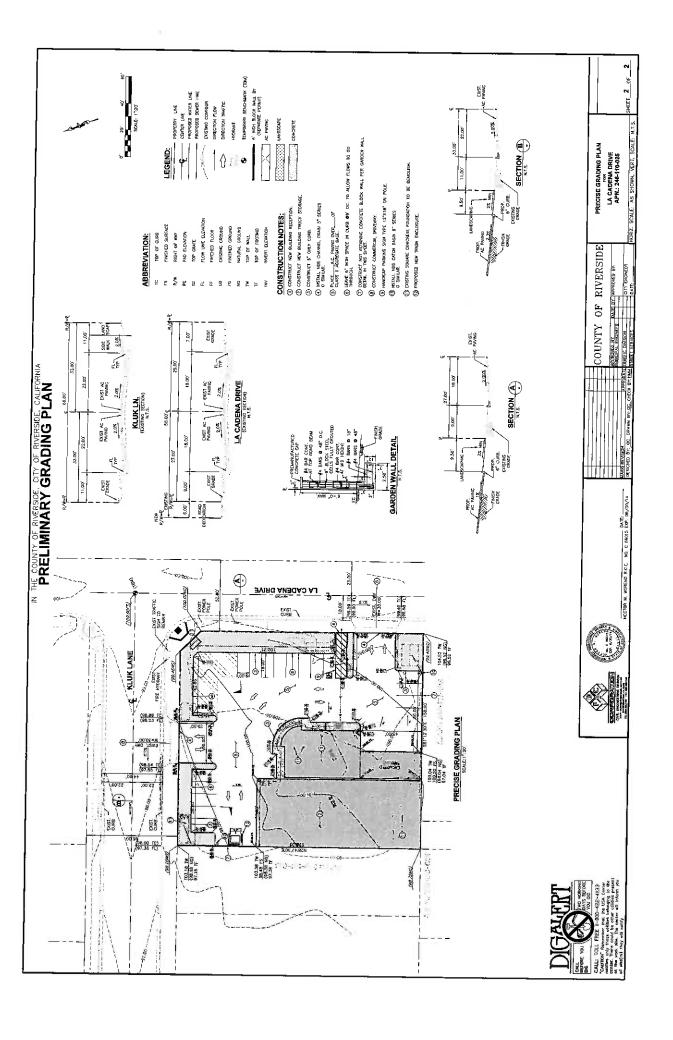
COUNTY OF RIVERSIDE

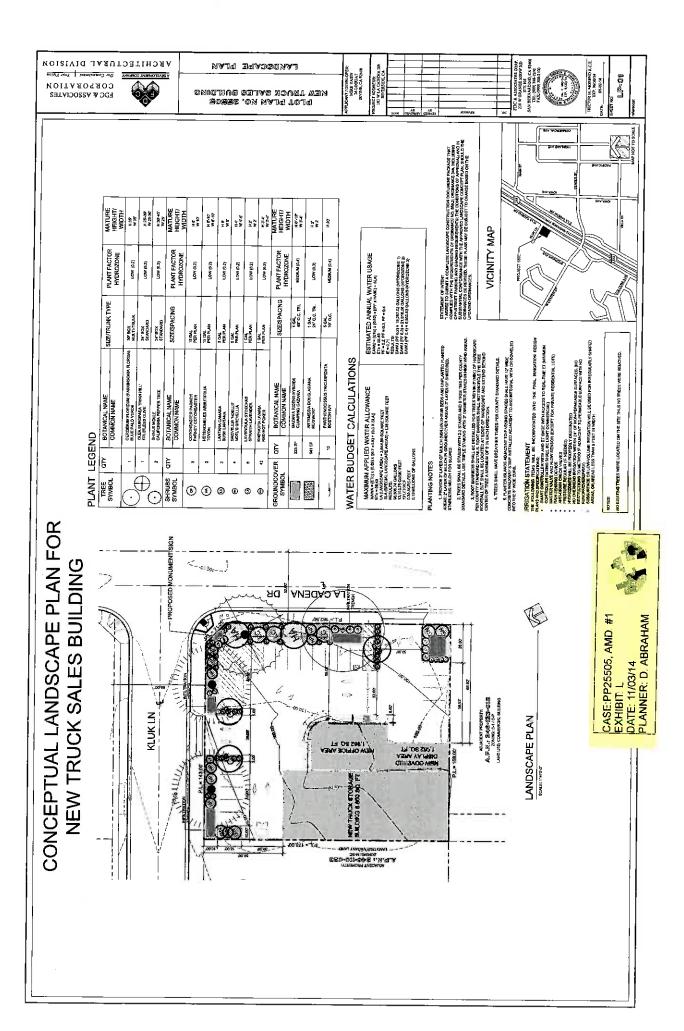
	10000	1
ADING PLAN	4 DRIVE -110-025	VERT, SCALE: N.T.S.

IORIZ. SCALE: AS SHOWN

CITY ENGINEER

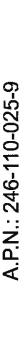
ACHANCIPAL BY DATE BY APPROVED BY:





NEW TRUCK SALES

183 W LA CADENA DRIVE,RIVERSIDE, CA A.P.N.: 246-110-025-9





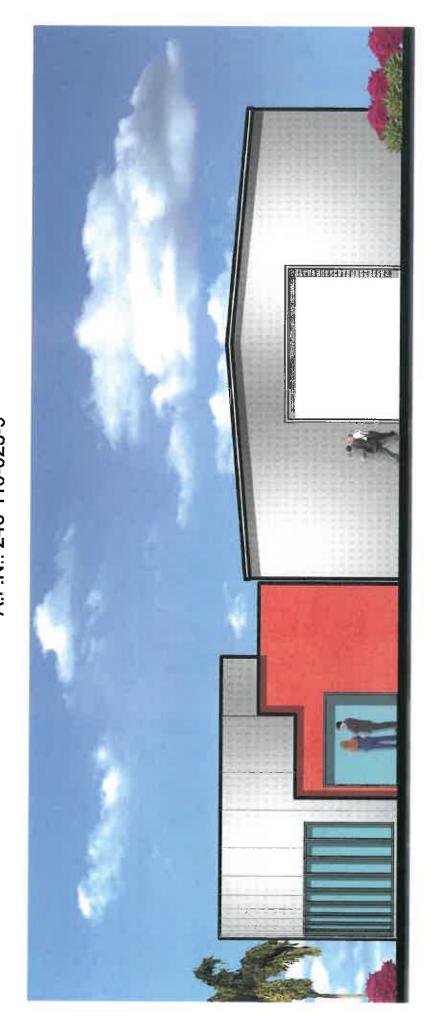
PLANNER: D. ABRAHAM CASE PP25505, AMD #1 EXHIBIT: M (Sheets 1-4) DATE: 5/14/14





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NEW TRUCK SALES
183 W LA CADENA DRIVE, RIVERSIDE, CA
A.P.N.: 246-110-025-9



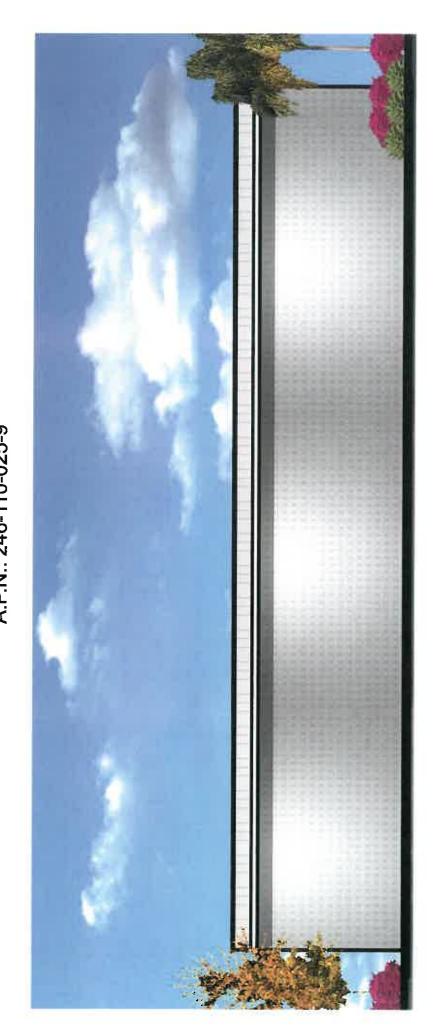


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CORPORATION

Your Vision | Our Commitment

NEW TRUCK SALES 183 W LA CADENA DRIVE, RIVERSIDE, CA A.P.N.: 246-110-025-9

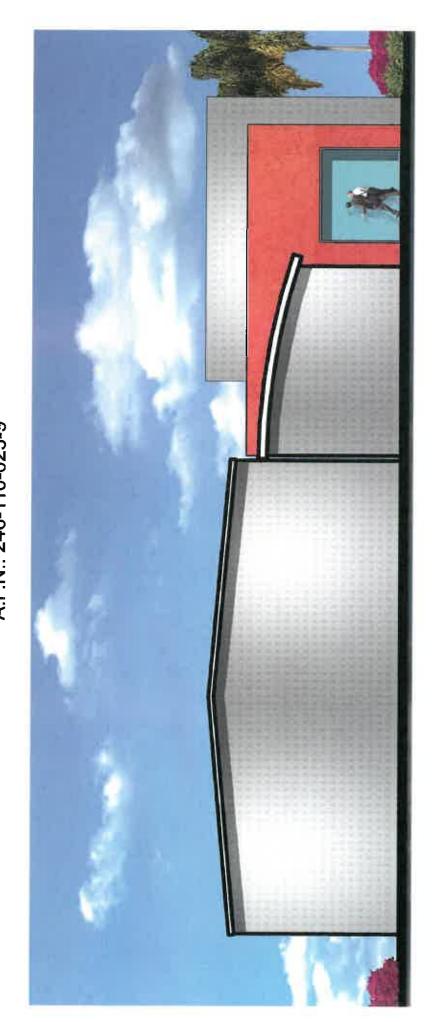




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Your Vision | Our Commitment

NEW TRUCK SALES
183 W LA CADENA DRIVE, RIVERSIDE, CA
A.P.N.: 246-110-025-9











COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42662

Project Case Type (s) and Number(s): Plot Plan No. 25505 Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Damaris Abraham Telephone Number: (951) 955-5719 Applicant's Name: Mike Yasin

Applicant's Address: 26 Loquat, Irvine, CA 92618

Engineer's Name: Hector Moreno

Engineer's Address: 236 W. Orange Show Rd., Suite 105, San Bernardino, CA 92408

I. PROJECT INFORMATION

- **A. Project Description:** The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces.
- **B.** Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .
- C. Total Project Area: 0.9 gross acres

Residential Acres:

Lots:

Units:

Projected No. of Residents:

Commercial Acres: 0.9

Lots: 1

Sq. Ft. of Bldg. Area: 8,852

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

- D. Assessor's Parcel No(s): 246-110-025
- E. Street References: Southwesterly corner of Kluk Lane and La Cadena Drive.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 4 West, Section 7
- A. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and is surrounded by Commercial and Industrial developments to the north, south, and west and Interstate 215 to the east.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The proposed project meets the requirements of the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
- 2. Circulation: The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable 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.
- **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise: Sufficient mitigation against any foreseeable noise sources in the area 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 proposing a truck sales facility. There are no impacts to housing as a direct result of this project at this time.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): Highgrove
- C. Foundation Component(s): Community Development (CD)
- 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: Highgrove Community Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north and west and Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the south.
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: Not Applicable
 - 2. Specific Plan Planning Area, and Policies, if any: Not Applicable
- I. Existing Zoning: Manufacturing-Service Commercial (M-SC)
- J. Proposed Zoning, if any: Not Applicable
- K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and south and Manufacturing-Service Commercial (M-SC) to the west.

	II. ENVIRONMENTAL FACTO	ORS POTENTIALLY AFFECTED				
The environmental factors checked below (x) would be potentially affected by this project, involvi at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigati Incorporated" as indicated by the checklist on the following pages.						
☐ Aesthetics ☐ Hazards & Hazardous Materials ☐ Recreation ☐ Agriculture & Forest Resources ☐ Hydrology / Water Quality ☐ Transportation / Traf ☐ Air Quality ☐ Land Use / Planning ☐ Utilities / Service System ☐ Biological Resources ☐ Mineral Resources ☐ Other: ☐ Cultural Resources ☐ Noise ☐ Other: ☐ Geology / Soils ☐ Population / Housing ☐ Mandatory Findings ☐ Greenhouse Gas Emissions ☐ Public Services Significance						
	III. DETERMINATION					
	On the basis of this initial evaluation	on: AL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT				
	PREPARED					
	☐ I find that the proposed project NEGATIVE DECLARATION will be	ct COULD NOT have a significant effect on the environment, and a prepared.				
	☐ I find that although the propose	sed project could have a significant effect on the environment, there				
		is case because revisions in the project, described in this document, the project proponent. A MITIGATED NEGATIVE DECLARATION				
	will be prepared.	aint MAV have a similiant off at a the contract of				
	ENVIRONMENTAL IMPACT REP	oject MAY have a significant effect on the environment, and an ORT is required.				
	A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED					
	I find that although the proposed NEW ENVIRONMENTAL DOCUME effects of the proposed project Declaration pursuant to applicable project have been avoided or mit proposed project will not result in EIR or Negative Declaration, (d) the environmental effects identified in mitigation measures have been become feasible.	MENTATION IS REQUIRED because (a) all potentially significant have been adequately analyzed in an earlier EIR or Negative legal standards, (b) all potentially significant effects of the proposed sigated pursuant to that earlier EIR or Negative Declaration, (c) the any new significant environmental effects not identified in the earlier he proposed project will not substantially increase the severity of the the earlier EIR or Negative Declaration, (e) no considerably different identified and (f) no mitigation measures found infeasible have				
	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.					
	Section 15162, exist and a SUB	ne following conditions described in California Code of Regulations, SEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1)				
	i Substantial changes are proposed	I 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.

rch 14, 2015
te
r Steve Weiss, AICP, Planning Director
. Ctore (Coloc), (Col.), Clarifilling Director

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.

	D (" "		<u> </u>		
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
AESTHETICS Would the project	· · · · · · · · · · · · · · · · · · ·				
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 					
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?					
Source: Riverside County General Plan Figure C-9 "Scenic	Highways"				
Findings of Fact:					
a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.					
b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.					
Mitigation: No mitigation measures are required.					
Monitoring: No mitigation measures are required.					
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?					
Source: GIS database, Ord. No. 655 (Regulating Light Pollu	tion)				
Findings of Fact:					

a) The project site is located 53.19 miles away from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the General Plan as the Mt. Palomar Special Lighting Area special lighting policies that protect the Mt. Palomar Observation		erefore, is n	ot subject	to any
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?			\boxtimes	
Source: On-site Inspection, Project Application Description	•			
Findings of Fact:				
b) The proposed project would not create a new source of adversely affect day or nighttime views in the area or expose levels. Impacts would be less than significant. <u>Mitigation:</u> No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AGRICULTURE & FOREST RESOURCES Would the project	t			
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.				\boxtimes
- • • • • • •	_	<u>-</u>		
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?				_

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated		
Source: GIS database, and Project Application Materials.				
Findings of Fact:				
a) The project is located on a land designated as "Urban-Bui the County GIS database. Therefore, the proposed project Farmland, or Farmland of Statewide Importance to non-agric	will not con	under the F vert Prime	Farmlands la Farmland, l	ayer of Jnique
b) The project is not located within an Agricultural Preser therefore, no impact will occur as a result of the proposed pro	rve or unde oject.	er a William	son Act co	ntract;
c) The project site is not surrounded by agriculturally zo Therefore, the project will not cause development of a agriculturally zoned property.	ned land (non-agricul	A-1, A-2, A tural use w	P, A-D, & vithin 300 f	: C/V). feet of
d) The project will not involve other changes in the existing e nature, could result in conversion of Farmland, to non-agricul	nvironment tural use.	which, due	to their loca	ition or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes
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?				
<u>Source:</u> Riverside County General Plan Figure OS-3 "Par Project Application Materials.	ks, Forests	and Recre	ation Areas	i," and
Findings of Fact:				
a) The project is not located within the boundaries of a fore Code section 12220(g)), timberland (as defined by Publ timberland zoned Timberland Production (as defined by Govern proposed project will not impact land designated as fores Timberland Production.	lic Resourd t Code sec	ces Code s tion 51104(g	section 452 g)). Therefo	26), or re, the
b) The project is not located within forest land and will conversion of forest land to non-forest use; therefore, no imp	not result i act will occ	n the loss ur as a resu	of forest la	and or posed

Page 7 of 37

project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The project will not involve other changes in the existing e nature, could result in conversion of forest land to non-forest		which, due t	o their loca	ation or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				\boxtimes
f) Create objectionable odors affecting a substantial number of people?				
Source: SCAQMD CEQA Air Quality Handbook Findings of Fact: CEQA Guidelines indicate that a project project violates any ambient air quality standard, contribute violation, or exposes sensitive receptors to substantial polluta	es substant	tially to an e		
a) The project site is located in the South Coast Air Basin Management District (SCAQMD) Governing Board has add Plan (AQMP). The AQMP is a plan for the regional improve the County's General Plan in 2003, the General Plan's EIR (In the General Plan growth projections for consistency with the Plan is consistent with the SCAQMD's AQMP. The project is and would therefore be consistent with the SCAQMD's AQMP.	opted the 2 ment of air No. 441, SO e AQMP and s consistent	2003 Air Qua quality. As p CH No. 2002 ad concluded	ality Manago part of adop 051143) ar I that the G	gement otion of nalyzed General
b-c) The South Coast Air Basin (SCAB) is in a non-attaint federal carbon monoxide standards, and state and fed development in the SCAB, including the proposed Project pollutant violations.	leral partic	ulate matter	standard	s. Any

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

The project is consistent with the General Plan and the Highgrove Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.
- e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U. S. Wildlife Service?			\boxtimes	
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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
Source: GIS database, WRCMSHCP, On-site Inspection review.	n, Environr	mental Progr	ams Depa	rtment
Findings of Fact: a) Development of the project site will not conflict with Conservation Plan, Natural Conservation Community Plan, conservation plan.	the provisor other app	sions of an proved local,	adopted h regional, o	Habitat r state
b) Development of the project site will not conflict with any listed in Title 14 of the California Code of Regulations (Section Federal Regulations (Sections 17.11 or 17.12) as a result of results of the conflict with any listed in Title 14 or 15.15 or 17.12 or 17	ons 670.2 o			
c) Development of the project site will not have a significant or through habitat modifications, on any species identified as				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
species in local or regional plans, policies, or regulations, or Game or U. S. Wildlife Service. No blue line streams are pre	r by the Calif esent or loca	ornia Depar ted near the	tment of Fig project site	sh and
d) Development of the project site will not interfere substresident or migratory fish or wildlife species or with esta corridors, or impede the use of native wildlife nursery sites.	antially with blished nati	the movem ve resident	ent of any migratory	native wildlife
e) Development of the project site will not have a substantial other sensitive natural community identified in local or regional california Department of Fish and Game or U. S. Fish and V.	onal plans, p	policies, regi	riparian hat ulations or	oitat or by the
f) Development of the project site will not have a substant wetlands as defined by Section 404 of the Clean Water Act (pool, coastal, etc.) through direct removal, filling, hydrologic line streams or septic systems are present or located near the	(including, buical interrupt	ut not limited ion, or other	to, marsh,	vernal
g) Per the review by the Environmental Programs Departmental Conflict with any local policies or ordinances protecting preservation policy or ordinance.	ent, the deve g biological	lopment of t resources,	he project v such as	will not a tree
Mitigation: No mitigation measures are necessary.				
Monitoring: No monitoring measures are necessary.				
CULTURAL RESOURCES Would the project				
8. Historic Resources			$\overline{\boxtimes}$	
 a) Alter or destroy an historic site? b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? 	1 1			
		<u> </u>		
Source: Project Application Materials, County Archaeologist	Review			
Findings of Fact:				
Findings of Fact: a-b) The project site has been previously disturbed. The prohistoric structures. Since ground disturbance has already or required for the project, the likelihood of the project altering than significant. If, however, during ground disturbing a discovered, all ground disturbances shall halt until a meet archaeologist to discuss the significance of the find. (Condition and not considered mitigation for CEQA purposes, than significant.	ccurred, and g or destroy ctivities, uni eting is held OA 10.PLAN	I no significa ing historic que historic between th INING.2) Th	ant disturba resources i al resource le develope nis is a sta	ince is is less are and andard
a-b) The project site has been previously disturbed. The prohistoric structures. Since ground disturbance has already or required for the project, the likelihood of the project altering than significant. If, however, during ground disturbing a discovered, all ground disturbances shall halt until a meet archaeologist to discuss the significance of the find. (Co condition and not considered mitigation for CEQA purposes.)	ccurred, and g or destroy ctivities, uni eting is held OA 10.PLAN	I no significa ing historic que historic between th INING.2) Th	ant disturba resources i al resource le develope nis is a sta	ince is is less are er and andard

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources a) Alter or destroy an archaeological site.			\boxtimes	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?				
Source: Project Application Materials, County Archaeologis No. 4817 (PDA04817) Findings of Fact:	st Review, (County Archa	aeological I	Report
a-b) The project site has been previously disturbed. Since gand no significant disturbance is required for the project, destroying an archaeological site is less than significant. activities, unique archaeological resources are discovered, meeting is held between the developer, archaeologist, and N the significance of the find. (COA 10.PLANNING.2) This is mitigation for CEQA purposes. Therefore, the impact is conscibility that ground disturbing activities is subject to State Health and Safety Code Section 7050.5 ground disturbing activities. (COA 10.PLANNING.1) This is mitigation for CEQA purposes. Therefore, the impact is conscibility that ground disturbing activities is conscipled to the project will not restrict existing religious or sacred therefore, there is no significant impact.	the likeliho If, however all ground lative Amer a standard idered less will expose if human re a standard idered less	ood of the payer, during of disturbances ican represe condition are than significate human rememains are condition are than significate.	project alterground distormed to the second alternative to do not constant. ains. The particular ains and not constant.	ring or curbing until a iscuss idered project during idered
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				
Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?		\boxtimes		
Source: Riverside County General Plan, GIS database, Cou	ınty Geolog	ist review		
Findings of Fact:				
a) The site is mapped in the County's General Plan as har resources (fossils). The proposed project site/earthmoving resource. With incorporation of the recommended mitigate than significant impact on paleontological resources.	g activities	could poter	itially impa	ct this

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: Prior to the issuance of grading permits, a Pal Program (PRIMP) shall be submitted and approve 60.PLANNING.16) A copy of the Paleontological Monito operations at this site shall be submitted to the County G (COA 70.PLANNING.3)	d by the oring Repor	County County County	eologist. for site g	(COA rading
Monitoring: Mitigation monitoring will occur through the Buil	ding and Sat	fety Plan Ch	eck proces	S .
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zonesa) Expose people or structures to potential substantial				
adverse effects, including the risk of loss, injury, or death? b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			\boxtimes	
Source: Riverside County General Plan Figure S-2 "Eartho County Geologist review (GEO02373)	quake Fault	Study Zones	s," GIS dat	abase,
Findings of Fact:				
a-b) According to GEO02373, there are no known active probability of ground rupture is very low. And there is no e (COA 10.PLANNING.36). California Building Code (CBC) development will mitigate the potential impact to less that applicable to all commercial development they are implementation purposes. Therefore, the impact is considered.	evidence of a requirement resignificant, not consid	any surface nts pertainin As CBC i ered mitiga	geologic rug to comr requiremer	upture. nercial its are
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction? 				
Source: Riverside County General Plan Figure S-3 "G County Geologist review (GEO02373)	eneralized L	iquefaction"	, GIS Dat	abase,
Findings of Fact:				
a) According to GEO02373, site soil liquefaction potential du considered nil. The project will have less than significant imp		notion eartho	quakes sho	ould be
Mitigation: No mitigation measures required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
13. Ground-shaking Zone Be subject to strong seismic ground shaking?			\boxtimes	
Source: Riverside County General Plan Figure S-4 "Earth Figures S-13 through S-21 (showing General Ground Shaki				o," and
Findings of Fact:				
There are no known active or potentially active faults that the within an Alquist-Priolo Earthquake Fault Zone. The principle is ground shaking resulting from an earthquake occurring active faults in Southern California. California Building development will mitigate the potential impact to less the applicable to all development, they are not considered mitigate.	al seismic ha along seve Code (CBC an significar	azard that co ral major act) requirement. As CBC i	uld affect t tive or pote nts pertain requiremer	he site entially ing to its are
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslide, latera spreading, collapse, or rockfall hazards? 	1			
Source: Riverside County General Plan Figure S-5 "Re Geologist review (GEO02373)	gions Under	lain by Stee	p Slope", (County
Findings of Fact:				
a) According to GEO02373, the site has low potential for hy landslide zone. The project will have less than significant im		ation and do	es not lie w	ithin a
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in ground subsidence?				
Source: GIS database, Riverside County General Plan Fig County Geologist review	jure S-7 "Do	cumented Su	ıbsidence A	 ∖reas",

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a) The project site is located in an area susceptible to documented areas of subsidence. California Building development will mitigate the potential impact to less tha applicable to all development, they are not considered mitigated.	Code (CBC) n significant	requireme . As CBC	nts pertain requiremen	ing to ts are
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? 				
Source: Project Application Materials, County Geologist rev	view (GEO02	2373)		
 a) According to GEO02373, the probability of seiche at the will have less than significant impact. Mitigation: No mitigation measures are required. 	site is consi	dered to be	low. The p	oroject
Monitoring: No monitoring measures are required.				
17. Slopes a) Change topography or ground surface relief features?			\boxtimes	
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?			\boxtimes	
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
Source: Project Application Materials, Building and Safety -	· Grading Re	view		
Findings of Fact:				
 a) The project will not significantly change the existing top will follow the natural slopes and not alter any significant ele site. 				
b) The project will not cut or fill slopes greater than 2:1 or cre	eate a slope	higher than	10 feet.	
c) The project does not result in grading that affects or nega	tes subsurfa	ce sewage c	lisposal sys	tems.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils a) Result in substantial soil erosion or the loss of			\boxtimes	
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?			\boxtimes	
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?				
Source: General Plan figure S-6 "Engineering Geolog Materials, Building and Safety Grading and Environmental Ho				ication
a) The development of the site could result in the loss of to manner that would result in significant amounts of soil erosi Practices (BMPs) would reduce the impact to below a leve than significant.	on. Implem	entation of E	Best Manag	ement
b) The project may be located on expansive soil; how requirements pertaining to commercial development will make significant. As CBC requirements are applicable to all development of CEQA implementation purposes.	itigate the	potential imp	pact to les	s than
c) The project has been reviewed by the Department of Enhave soils incapable of supporting use of septic tanks. Thimpact.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?			\boxtimes	
b) Result in any increase in water erosion either on or off site?			\boxtimes	
Source: Building and Safety Grading review, Project Applica	ation Materi	als		
Findings of Fact:				
a) Implementation of the proposed project will involve gra Standard construction procedures, and federal, state and loc with the site's storm water pollution prevention plan (SWPI (BMPs) required under the National Pollution Discharge permit, will minimize potential for erosion during construction	al regulatio PP) and its System (N	ns implemen Best Manag NPDES) gen	ted in conju gement Pra eral consti	inction actices ruction

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
amounts of soil material from eroding from the project site waters located downstream.	e and preve	nt depositio	n within re	ceiving
b) The potential for on-site erosion will increase due to graconstruction phase. However, BMPs will be implemented for erosion.	_	_		_
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
20. Wind Erosion and Blowsand from project either on or off site.a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				
Source: Riverside County General Plan Figure S-8 "Wir Sec. 14.2 & Ord. 484	nd Erosion S	Susceptibility	Map," Ord	d. 460,
Findings of Fact:				
a) The site is located in an area of Moderate Wind Eroc Element Policy for Wind Erosion requires buildings and struwhich are covered by the California Building Code (CBC). result in an increase in wind erosion and blowsand, either or significant impact.	ctures to be With such c	designed to ompliance, t	resist wind he project	d loads will not
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			\boxtimes	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
Source: Project application materials, Greenhouse Gas dated July 2014	Analysis pr	epared by V	Vebb Asso	ciates,
Findings of Fact:				
a) Analysis by Webb Associates (July 2014) indicates the 369.28 metric tons per year (MTY) of CO ₂ -equivalents (CC 3,000 MT CO ₂ e per year for residential, commercial and r draft County Climate Action Plan (CAP) that on June 19	D₂e). This t nixed use p	otal is belov rojects, as e	v the thres established	hold of I in the

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Supervisors directed be integrated into the County Gendirect (amortized construction, area source and mobile emand water usage) GHG emissions. Hence, based on thes cant generation of greenhouse gases, either directly or impact on the environment due to greenhouse gas emissions.	nissions) and in se results, the printing indirectly, are	ndirect (elect project will n	tricity, solid ot result in	waste signifi-
b) The project is consistent with the existing Riverside Co of Light Industrial (LI) for the site and does not propose project is consistent with the assumptions and policies propresent development in excess of the CAP's "Business implements the policies of the draft CAP and ensures conditions by requiring the following qualitative measure emissions.	e to amend the oposed in the ss As Usual" the project is	e General F draft CAP a (BAU) scen s an improve	Plan. Hend nd it does ario. Furl ement ove	ce, the not re- ther, it r BAU
a. Mandatory compliance with all applicable police through, or as a result of, AB 32, California's "Global Nameasures outlined by the California Air Resources Bost (December 2008) for AB 32 implementation.	Warming Solu	tions Act of	2006," ind	cluding
b. Mandatory compliance with the "efficiency meast to the draft CAP (specifically, per the Screening Tables inclusion in the project Conditions of Approval. These two achieve energy efficiency of at least 5% greater than 20 implement water conservation measures that comply with as of January 2011. This shall be achieved through ma No. 859, the Water-Efficient Landscaping Standards.	s, page 5) sh efficiency me 110 Title 24 re the California	all be requi easures" are: quirements. Green Buildi	red through The project The projecting Code in	h their ct shall ct shall reffect
As a result of implementation of, and compliance with, the greenhouse gas emissions below that expected for a burpolicies and plans of the County (including the draft CAP) measures ensure that the project will not conflict with the related to reducing greenhouse gas emissions and will not reasons, the project's effect on the attainment of these plants.	siness-as-usua) and the State any applicable t hinder Count	al project, co e, AB 32 in p plans, polic y attainment	onsistent wo particular. ies or regu goals. For	ith the These lations
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HAZARDS AND HAZARDOUS MATERIALS Would the p	project			
22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposed of hazardous materials? 				
b) Create a significant hazard to the public or the			\boxtimes	
environment through reasonably foreseeable upset an accident conditions involving the release of hazardou materials into the environment?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
Source: Project Application Materials, Department of Department Review	Environmer	ntal Health I	Review an	d Fire
Findings of Fact:				
a-b) The project is proposing to construct a truck sales facility a significant hazard to the public or the environment transport or create a significant hazard to the public or the environment and accident conditions involving the release of hazardous rethe impact is considered less than significant.	t, use, or di ent through	sposal of hat reasonably f	zardous ma oreseeable	terials upset
c) The project has been reviewed by the Riverside County and will not impair the implementation or physically interfer plan or an emergency evacuation plan.				
d)) The project is not located within one-quarter mile of an significant impact.	existing so	hool. The pr	oject will ha	ave no
e) The project is not located on a site which is included on a pursuant to Government Code Section 65962.5 and would not the environment.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Airports a) Result in an inconsistency with an Airport Master Płan?		. 🗆		
b) Require review by the Airport Land Use Commission?				\boxtimes
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
people residing or working in the project area?				
Source: Riverside County General Plan Figure S-19 "Airpor	t Locations,	," GIS databa	ise	
a) The project site is not located within the vicinity of any project will not result in an inconsistency with an Airport Mas		private airpo	ort; therefo	re, the
b) The project site is not located within the vicinity of any prequire review by the Airport Land Use Commission.	oublic or pri	ivate airport;	therefore v	will not
c) The project is not located within an airport land use plan a people residing or working in the project area.	and would n	ot result in a	safety haz	ard for
d) The project is not within the vicinity of a private airstrip, of hazard for people residing or working in the project area.	or heliport a	nd would not	result in a	safety
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Source: Riverside County General Plan Figure S-11 "Wildfin Findings of Fact:	·			
 a) According to the General Plan, the project site is not locally have no significant impact. 	cated in a r	nigh fire area	a. The proj	ect will
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HYDROLOGY AND WATER QUALITY Would the project 25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?		\boxtimes		
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			\boxtimes	
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				\boxtimes
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				\boxtimes
g) Otherwise substantially degrade water quality?				
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

<u>Source</u>: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

- a) A small drainage area of approximately 4-acre is tributary to the site. Along with the surrounding improvements, the existing curb and gutter provides the site significant protection from offsite storm runoff. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.
- b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.TRANS.3) Therefore, the impact is considered less than significant with mitigation incorporated.
- c) The proposed project will receive potable water service from the City of Riverside. At this time, the city has not indicated that the addition of two residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.
- e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) The proposed project is not anticipated to other the substantial degradation of water quality, the prany grading or construction permits, to comply System, by developing and implementing a stormonitoring program and reporting plan for the conditioned to submit a Final Water Quality Manareview and approval. The WQMP addresses p development and re-development projects. These considered unique mitigation pursuant to CEQA significant.	oject has been condi- with the National Po m water pollution po construction site. agement Plan prior to ost-development wat e are standard condi	tioned prior to bllutant Discharevention pland The project o grading peter quality in tions of app	to the issua harge Elimi an, as well thas also ermit issuan mpacts fron roval and a	nce of ination I as a been nce for new are not
h) The proposed project will include the construction of the Control Best Management Practices (BMPs). Proplems and any other necessary documentation shall 13) Therefore, the impact is considered less than sales.	or to grading permit all be submitted for re	issuance, B eview. (COA	MP improv \ 60. BS GF	ement
Mitigation: A copy of the BMP improvement plant be submitted to the Transportation for review and a treatment control BMPs and/or clearance from the BMPs described in the project-specific WQMP shall approved plans and specifications. (COA: 60.E)	approval. The applica ne Building and Safe Il be constructed and	nt shall obtai ety Departmo Linstalled in o	n inspectior ent. All stru conformand	n of all uctural ce with
60.TRANS.4, 70.TRANS.1, 90.BS GRADE.01, 90.B		RANS.15, and	d 90.TRANS	S.16).
Monitoring: Monitoring shall be conducted by the of Building and Safety plan check process. 26. Floodplains	Transportation Depa	RANS.15, and b	d 90.TRANS	S.16). rtment
Monitoring: Monitoring shall be conducted by the of Building and Safety plan check process. 26. Floodplains Degree of Suitability in 100-Year Floodplains Suitability has been checked.	Transportation Department	RANS.15, and b	d 90.TRANS by the Depa	s.16). rtment gree of
Monitoring: Monitoring shall be conducted by the of Building and Safety plan check process. 26. Floodplains Degree of Suitability in 100-Year Floodplains Suitability has been checked. NA - Not Applicable ⊠ U - Generally Un	Transportation Department	RANS.15, and b	d 90.TRANS	s.16). rtment gree of
Monitoring: Monitoring shall be conducted by the of Building and Safety plan check process. 26. Floodplains Degree of Suitability in 100-Year Floodplains Suitability has been checked. NA - Not Applicable ☑ U - Generally Un a) Substantially alter the existing drainage puthe site or area, including through the alteration course of a stream or river, or substantially increate or amount of surface runoff in a manner the	Transportation Department of the ease the	RANS.15, and b	d 90.TRANS by the Depa	s.16). rtment gree of
Monitoring: Monitoring shall be conducted by the of Building and Safety plan check process. 26. Floodplains Degree of Suitability in 100-Year Floodplains Suitability has been checked. NA - Not Applicable U - Generally Un a) Substantially alter the existing drainage puthe site or area, including through the alteration course of a stream or river, or substantially increate or amount of surface runoff in a manner thresult in flooding on- or off-site? b) Changes in absorption rates or the rate and	Transportation Department of the ease the national department of the lease the lease the national department of the lease the lease the lease the lease the lease the national department of the lease	RANS.15, and b	oy the Depa	s.16). rtment gree of
Monitoring: Monitoring shall be conducted by the of Building and Safety plan check process. 26. Floodplains Degree of Suitability in 100-Year Floodplains Suitability has been checked. NA - Not Applicable U - Generally Una) Substantially alter the existing drainage puthe site or area, including through the alteration course of a stream or river, or substantially increase or amount of surface runoff in a manner thresult in flooding on- or off-site?	Transportation Department of the ease the lat would amount trisk of coding as	RANS.15, and b	opriate Deg	s.16). rtment gree of

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Condition, GIS database

	Potentially Significant Impact		Less Than Significant Impact	No Impact
Findings of Fact:				
 a) The project will not substantially alter the existing through the alteration of the course of a stream or river, surface runoff in a manner that would result in flooding 	or substantially	n of the site increase the	or area, ind e rate or am	cluding ount of
b) The project will not substantially change absorption i	ates or the rate	and amount	of surface r	unoff.
c) The project will not place housing within a 100-yea Flood Hazard Boundary or Flood Insurance Rate Map o	r flood hazard r other flood ha	area, as ma zard delineat	pped on a ri	federal
d) The project will not cause changes in the amount of s	surface water in	any water bo	ody.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
LAND USE/PLANNING Would the project				
27. Land Use a) Result in a substantial alteration of the present planned land use of an area? 	nt or			
b) Affect land use within a city sphere of influe and/or within adjacent city or county boundaries?	ence			
Source: Riverside County General Plan, GIS database	, Project Applic	ation Materia	ıls	
Findings of Fact:				
a) The project proposes a truck sales facility. The proposed proposed a truck sales facility. The proposed proposed proposed facility. The proposed	or Area Ratio) stribution, asser ed within the C Use designation shall not result	on the High mbly and lig ommunity D n. The prop in the subst	ngrove Area ht manufac evelopment osed projec antial altera	Plan. turing, Light
 b) The project is located within the City of Riverside transmitted to the City of Riverside. No information p would affect land uses within Riverside or adjacent city less than significant. 	rovided sugges	ted that the	proposed	oroject
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?			\boxtimes	
c) Be compatible with existing and planned surrounding land uses?				
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				
Source: Riverside County General Plan Land Use Element,	Staff review	v, GIS datab	ase	
Findings of Fact:				
a) The proposed project is consistent with the site's exist Commercial (M-SC). The proposed use, a truck sales facilit of a plot plan in the Manufacturing-Service Commercial (M-Sc)	y, is a perm			
b) The surrounding zoning is General Commercial (C Manufacturing-Service Commercial (M-SC) to the west. I surrounding zoning classifications.				
c) The project site is designated Community Development: Area Ratio) and surrounding properties are designated CommLI) (0.25-0.60 Floor Area Ratio) to the north and west and Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the sout Commercial and Industrial developments to the north, sout truck sales facility. Therefore, the project is compatible with uses.	munity Deve d Communi h. The p h, and wes	elopment: Lig ty Developm roject site i tt. The proje	ght Industria nent: Comr s surround ct is propo	al (CD: nercial led by sing a
d-e) The project is consistent with the land use designation addition, the project will not disrupt or divide the physical are The project will have no significant impact.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MINERAL RESOURCES Would the project				
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) Be an incompatible land use located adjacent to a		П		\boxtimes
			<u></u> _	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
State classified or designated area or existing surface mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				\boxtimes
Source: Riverside County General Plan Figure OS-5 "Miner	al Resource	s Area"		
a) The project site is within MRZ-3, which is defined as areas indicates that mineral deposits are likely to exist; howe undetermined. The General Plan identifies policies that experience operations and for appropriate management of mineral exconstitute a loss of availability of a known mineral resource encroach on existing extraction. No existing or abandon surrounding the project site. The project does not propose any mineral resources on the project site will be unavailable project will not result in the loss of availability of a known designated by the State that would be of value to the project will not result in the loss of availability of a locally	ever, the signification. A se would included quarries any mineral le for the lifteral resource own mineral region or the	ignificance of corotection for significant in ude unmana or mines or mines or extraction or e of the projects.	of the deport existing of the deport that aged extracted exist in the project of the State of th	osit is mining would tion or a area ot site. er, the ssified e. The
c) The project will not be an incompatible land use located a area or existing surface mine.	•	State classif	ïed or desig	ınated
d) The project will not expose people or property to hazard quarries or mines.	ds from pro	posed, existi	ng or aban	doned
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability NA - Not Applicable C - Generally Unacceptable D - Land Use Discourage	9		necked. ionally Acce	eptable
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA A B C D				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA A B C D D				\boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Figure S-19 "Airp Facilities Map	port Locations	," County of	Riverside	Airport
Findings of Fact:				
a) The project site is not located within an airport land use or public use airport that would expose people residing on t				
b) The project is not located within the vicinity of a private on the project site to excessive noise levels.	airstrip that v	would expos	e people re	esiding
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Railroad Noise NA □ B □ C □ D □				\boxtimes
Source: Riverside County General Plan Figure C-1	"Circulation F	Plan", GIS o	latabase, (On-site
Findings of Fact: The project site is not located adja significant impact.	cent a railroa	ad line. Th	e project h	nas no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Highway Noise NA ⊠ A ☐ B ☐ C ☐ D ☐			\boxtimes	
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The project site is located adjacent However, the project is for a truck sales facility that do existing highway noise will have no significant impact on the	es not create			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. Other Noise NA A B C D				
Source: Project Application Materials, GIS database				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact: No additional noise sources have been in contribute a significant amount of noise to the project. There				would
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			\boxtimes	
 a) Although the project will increase the ambient noise construction, and the general ambient noise level will incre impacts are not considered significant. b) All noise generated during project construction and the o County's noise standards, which restricts construction (shortwards). The project will have a least then significant impact. 	ase slightly	after project the site mus	t completion	on, the
c-d) The project will have a less than significant impact. c-d) The project would not expose persons to or generation established in the local General Plan or noise ordinance, or expose persons to or generation of excessive ground-borned the project will have a less than significant impact.	applicable s	standards of	other agen	cies or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
POPULATION AND HOUSING Would the project	-	. –		
35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? 				
b) Create a demand for additional housing, particularly				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing else- where?				
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population projections?				\boxtimes
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: Project Application Materials, GIS database, R Element	iverside C	ounty Gener	al Plan H	ousing

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) There are no longer any County Redevelopment Project Areas. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

<u>Mitigation</u>: No mitigation measures are required.

<u>Monitoring</u>: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Fire Services				
Source: Riverside County General Plan Safety Element				
Findings of Fact:				
The project area is serviced by the Riverside County Fire will be mitigated by the payment of standard fees to the directly physically alter existing facilities or result in the coof new facilities required by the cumulative effects of applicable environmental standards. The project shall emitigate the potential effects to fire services. (COA 90.PL Approval and pursuant to CEQA is not considered mitigate. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	ne County of Ronstruction of nurrounding procomply with CANNING.28)	tiverside. Thew facilities jects would ounty Ordin	ne project v . Any constr have to m lance No. 6	vill not ruction eet all 359 to
37. Sheriff Services				
Source: Riverside County General Plan				
Findings of Fact:				
The proposed area is serviced by the Riverside County would not have an incremental effect on the level of sh project area. Any construction of new facilities required surrounding projects would have to meet all applicable comply with County Ordinance No. 659 to mitigate the 90.PLANNING.28) This is a standard Condition of Approximitigation.	neriff services posteriff services posterior period per control posterior potential effectives.	provided in ive effects of standards. Its to sheriff	the vicinity of this proje The projec services.	of the ct and t shall (COA
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
38. Schools			\boxtimes	
Source: Riverside Unified School District correspondence	e, GIS databas	е		
Findings of Fact: The project will not physically alter eximew or physically altered facilities. The proposed project is District. Any construction of new facilities required by surrounding projects would have to meet all applicable	s located within the cumulative	the Riversi e effects of	de Unified S this projec	School ct and

new or physically altered facilities. The proposed project is located within the Riverside Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries				
Source: Riverside County General Plan				
Findings of Fact:				
The proposed project will not create a significant incremental will not require the provision of new or altered government new facilities required by the cumulative effects of surrous applicable environmental standards. This project shall commitigate the potential effects to library services. (COA 90.PL of Approval and pursuant to CEQA is not considered mitigation.) Mitigation: No mitigation measures are required.	facilities at unding projection inply with C ANNING 28	this time. Ar ects would lounty Ordin	ny construc have to mo ance No. 6	tion of eet all 359 to
Monitoring: No monitoring measures are required.				
40. Health Services				
Source: Riverside County General Plan				
Findings of Fact:				
The use of the proposed project would not cause an impact within the service parameters of County health centers. The facilities or result in the construction of new or physically a impact. Any construction of new facilities required by the surrounding projects would have to meet all applicable environments.	e project wi altered facili e cumulative	II not physic ties. The pro e effects of	ally alter e	xisting ve no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
RECREATION				
41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a Community Service				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?)-			
<u>Source</u> : GIS database, Ord. No. 659 (Establishing Develo Department Review	pment Impac	t Fees), Par	ks & Open	Space
Findings of Fact:				
 a) The project would not include recreational facilities or recreational facilities which might have an adverse physica have no significant impact. 				
 b) The project would not include the use of existing neighborial facilities such that substantial physical deterioration of the project will have no significant impact. 				
c) The project is located within County Service Area No. and as such, is not required to pay Quimby fees. The proje				oroject,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
42. Recreational Trails				\boxtimes
Source: Riverside County General Plan				
Findings of Fact: The proposed project has not incorpora project will have no impacts to recreational trails.	ated any trails	s into its des	ign; therefo	ore, the
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
TO A NODODTA TIONITO A FEIO AND A LITTLE OF THE STATE OF				
TRANSPORTATION/TRAFFIC Would the project 43. Circulation	П		\square	П
a) Conflict with an applicable plan, ordinance or police establishing a measure of effectiveness for the performance of the circulation system, taking into account a modes of transportation, including mass transit and nor motorized travel and relevant components of the circulation system, including but not limited to intersections, streets highways and freeways, pedestrian and bicycle paths, and mass transit?	n- - - - - - - -			
 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standard established by the county congestion management agence 	e □ Is			\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
				-
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?				\boxtimes
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?			\boxtimes	
g) Cause an effect upon circulation during the project's construction?			\boxtimes	
h) Result in inadequate emergency access or access to nearby uses?				\boxtimes
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

- a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.
- c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.
- e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.
- g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) The project site will not conflict with adopted policies, p bikeways or pedestrian facilities, or otherwise substantiall such facilities. The project will have no significant impact.		_		
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
44. Bike Trails				
Source: Riverside County General Plan				
Findings of Fact: The proposed project has not incorporar project will have no impacts to bike trails.	ed any trails	into its desi	ign; therefo	re, the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
UTILITY AND SERVICE SYSTEMS Would the project				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	:			
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
a) The project will be served by the City of Riverside with of Environmental Health has reviewed this project. The p the construction of new water treatment facilities or expans which would cause significant environmental effects.	roject does i	not require o	r will not re	esult in
b) There is a sufficient water supply available to serve t resources. This project has been conditioned to comply with Department of Environmental Health.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
Findings of Fact: a-b) The project proposes to utilize an Onsite Wastewater T building permit, a complete certification of the existing certi provider shall be submitted to the DEH for review and accestandard Condition of Approval and pursuant to CEQA is not have less than significant impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	fication per ptance. (C0	formed by a DA 80.E HEA	qualified s ALTH.2) Th	service iis is a
47. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			 ⊠	
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				
Source: Riverside County General Plan, Riverside correspondence Findings of Fact:	County \	Waste Mana	agement I	District
a) The project will not substantially alter existing or future disposal services. The landfill that will serve the project has project's anticipated solid waste disposal needs.	s sufficient	capacity to a	iccommoda	ate the
b) The development will comply with federal, state, and loca wastes (including the CIWMP- County Integrated Waste Man- Mitigation: No mitigation measures are required.			is related t	o solid

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
48. Utilities Would the project impact the following facilities requirin facilities or the expansion of existing facilities; the consenvironmental effects?			cause sig	
a) Electricity?	<u> </u>			<u> </u>
b) Natural gas?	ㅡ⊢	닏		
c) Communications systems?				- -
d) Storm water drainage?				<u> </u>
e) Street lighting?		<u> </u>		
f) Maintenance of public facilities, including roads?				<u> </u>
g) Other governmental services?				
 a-c) The project will require utility services in the form of El systems. Utility service infrastructure is available to the project is not anticipated to create a need for new facilities. d) Storm water drainage will be handled on-site. e-f) Street lighting exists for access to the project site. The the maintenance of public facilities, including roads. g) The project will not require additional governmental serving Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 	ject site and t	the project si	te and the	project
49. Energy Conservation a) Would the project conflict with any adopted energ conservation plans?	у			
Source:				
a) The proposed project will not project conflict with any project will have no significant impact.	adopted en	ergy conser	vation plan	s. The
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MANDATORY FINDINGS OF SIGNIFICANCE				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Does the project have the potential to substantiall degrade the quality of the environment, substantiall reduce the habitat of a fish or wildlife species, caus a fish or wildlife population to drop below set sustaining levels, threaten to eliminate a plant of animal community, reduce the number or restrict the range of a rare or endangered plant or animal, of eliminate important examples of the major periods of California history or prehistory?	y e f- or e or			
Source: Staff review, Project Application Materials				
Findings of Fact: Implementation of the proposed project of the environment, substantially reduce the habitat of fish populations to drop below self-sustaining levels, threaten t reduce the number or restrict the range of a rare or endang examples of the major periods of California history or prehi	n or wildlife spont of the contract of the con	pecies, cause plant or anin	e a fish or the	wildlife nity, or
51. Does the project have impacts which are individuall limited, but cumulatively considerable? ("Cumulatively considerable" means that the incrementateffects of a project are considerable when viewed is connection with the effects of past projects, other current projects and probable future projects)?	a- □ al n			
Source: Staff review, Project Application Materials				
Findings of Fact: The project does not have impacts whi considerable.	ch are individ	lually limited	, but cumul	atively
52. Does the project have environmental effects that we cause substantial adverse effects on human beings either directly or indirectly?				\boxtimes
Source: Staff review, project application				
Findings of Fact: The proposed project would not result i substantial adverse effects on human beings, either directly			hich would	cause
VI. EARLIER ANALYSES				
Earlier analyses may be used where, pursuant to the tiering effect has been adequately analyzed in an earlier EIR or of Regulations, Section 15063 (c) (3) (D). In this case, a broaden and the section 15063 (c) (d) (e) (e) (e) (e) (e) (e) (f) (f) (f) (f) (f) (f) (f) (f) (f) (f	negative decla	aration as pe	r California	Code
Earlier Analyses Used, if any: Not Applicable				

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

VII. AUTHORITIES CITED

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

Revised: 4/3/2015 9:39 AM

File: EA.PP25505

Parcel: 246-110-025

PLOT PLAN: TRANSMITTED Case #: PP25505

10 GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces.

10 EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; 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 PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

PLOT PLAN: TRANSMITTED Case #: PP25505 Parcel: 246-110-025

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25505 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25505, Exhibit A, Site Plan, Amended No. 1, dated May 14, 2014.

APPROVED EXHIBIT B = Plot Plan No. 25505, Exhibit B, Elevations, Amended No. 1, dated May 14, 2014.

APPROVED EXHIBIT C = Plot Plan No. 25505, Exhibit C, Floor Plan, Amended No. 1, dated May 14, 2014.

APPROVED EXHIBIT G = Plot Plan No. 25505, Exhibit G (Sheets 1-2), Conceptual Grading Plan, Amended No. 1, dated May 14, 2014.

APPROVED EXHIBIT L = Plot Plan No. 25505, Exhibit L, Conceptual Landscaping Plan, Amended No. 1, dated November 3, 2014.

APPROVED EXHIBIT M = Plot Plan No. 25505, Exhibit M, Colors and Materials, Amended No. 1, dated May 14, 2014.

10 EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and

Parcel: 246-110-025

PLOT PLAN:TRANSMITTED Case #: PP25505

10. GENERAL CONDITIONS

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

RECOMMND

regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

10 BS GRADE. 8 USE - DUST CONTROL

RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE

RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS

RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP25505 Parcel: 246-110-025

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD 7 SAFETY PLNCK

RECOMMND

The revised exhibit reflects a single unisex bathroom. No occupant liad calulations have been provided. Fixture count determination shall be determined during the building department plan submittal application for permit.

Per section 105.1 (2013 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 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

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. Each separate structure will require a separate building permit.

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, and California

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD 7 SAFETY PLNCK (cont.)

RECOMMND

Title 25 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 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 IND HYGIENE-NO NOISE REPORTS

RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leg, between 7:00 a.m. and 10:00 p.m. (daytime standard).
- 2. Whenever a construction site is within one-quarter (1/4)of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.
- 3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellins) nearest to the project site during all project construction.
- 4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 IND HYGIENE-NO NOISE REPORTS (cont.) RECOMMND

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 2 CITY OF RIVERSIDE WATER SERVCE

RECOMMND

Plot Plan 25505 is proposing to receive potable water service from the City of Riverside. It is the responsibility of the facility to ensure that all requirements to obtain potable water service are met with the City of Riverside as well as all other applicable agencies.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

If previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact the Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site

10 FIRE. 3 USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

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10. GENERAL CONDITIONS

10.FIRE. 4

USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25505, Amended No. 1, is a proposal to develop an approximately 0.65-acre site as a commercial truck sales and storage facility. The site is located in the Highgrove area on the southeasterly corner of West La Cadena Drive and Kluk Lane. The site is Parcels 1, 2 and 3 of Parcel Map 12479. The District has previously reviewed and written Condition of Approval for this site under Plot Plan 22241. The District did not receive or review the original submittal of PP 25505.

A small drainage area of approximately 4-acre is tributary to the site. Along with the surrounding improvements, the existing curb and gutter constructed in accordance with PM 12479 provides the site significant protection from offsite storm runoff. However, a storm of unusual magnitude could cause some damage. It should be noted that while the topography of the site currently drains toward the southwest, a requirement of PM 12479 is to drain the site to the adjacent streets. The site plan exhibit appears to satisfy this requirement. New construction should comply with all applicable ordinances.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

USE - UNANTICIPATED RESOURCES 10.PLANNING. 2

RECOMMND

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

- If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the

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10 GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.
- * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10 PLANNING. 4 USE - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED

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RECOMMND

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

10.PLANNING. 6

USE - COLORS & MATERIALS

RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED

RECOMMND

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

10.PLANNING. 9 USE - BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b) professional business office: 1 space/200 sq. ft. of net leasable floor area; uncovered sales area: 1 space/1000 sq. ft. of uncovered sales area; 1 space/5000 sq. ft. storage building.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10 PLANNING. 18 USE - NO SECOND FLOOR

RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - NO SECOND FLOOR (cont.)

RECOMMND

No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10 PLANNING. 19 USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10. PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

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10 GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION

RECOMMND

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In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.
- 10 PLANNING. 25 USE CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 31 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 36 USE - GEO02373

RECOMMND

County Geologic Report (GEO) No. 2373, submitted for this project (PP25505) was prepared by FDC & Associates Corporation and is entitled: "Preliminary Report of Soils and Foundations Evaluations Proposed New Development Truck Sales Facility at 183 W La Cadena Dr., Riverside CA 92501", dated May 27, 2014, July 23, 2014. In addition FDC submitted the following:

"Geotechnical and Geologic Report Review - GEO 2373 - June 17, 2014. GEOPACIFICA - James F. Knowlton", dated July 21, 2014.

"Geotechnical and Geologic Report Review - GEO 2373 #2 - August 11, 2014. GEOPACIFICA - James F. Knowlton", dated September 12th, 2014

The documents are herein incorporated as a part of GEO02373.

GEO02373 concluded:

1. There are no known active fault crossing the project site, the probability of ground rupture is very low.

2. The site is not in a fault zone.

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - GEO02373 (cont.)

RECOMMND

- 3. Site soil liquefaction potential due to strong motion earthquakes should be considered nil.
- 4. Site does not lie within a landslide or liquefaction zone.
- 5. No evidence of any surface geologic rupture.
- 6. The site has low potential for hydroconsolidation.
- 7. The probability of a seiche at the site is considered to be low.
- 8. The existing fills and surficial native soils will not, in their present condition, provide uniform or adequate support for the proposed structures.

GEO02373 recommended:

- 1.Site preparations and grading should involve over-excavation and replacement of local soils as structural fill compacted to minimum 90% or better.
- 2. Adequate positive drainage should be provided away from the structure to prevent water from ponding and to reduce percolation of water into backfill.
- 3. Following mass-grading completion, soil expansion potential should be verified.
- 4.A minimum mandatory removal of at least the upper 12 inches of existing soils should be conducted across the entire site.

GEO No. 2373 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2373 is hereby accepted for planning purposes. Engineering and other Uniform 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.

10.PLANNING. 37 USE - NO PASSENGER/PICKUP SALE

RECOMMND

Passenger cars or pick-up truck sales shall not occur at the site.

10.PLANNING. 38 USE - NO TRUCK REPAIRS

RECOMMND

No truck repairs shall be conducted at the project site.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - NO PENNANT SIGN

RECOMMND

No banner signs, pennants, or flags are permitted with this use.

TRANS DEPARTMENT

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

RECOMMND

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

10 TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California

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10 GENERAL CONDITIONS

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

RECOMMND

Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 5 USE - SUBMIT FINAL WOMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - SUBMIT FINAL WOMP (cont.)

RECOMMND

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a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WOMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

60 BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or

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60 PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 (cont.)

RECOMMND

Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR

RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

RECOMMND

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

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.)

RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60 BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. he amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.90 acres (gross) in accordance with APPROVED EXHIBIT NO. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25505, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR

RECOMMND

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:

- 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and 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.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.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.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

60 PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

avoid construction delays.

- 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8. Procedures and protocol for collecting and processing of samples and specimens.
- 9. Fossil identification and curation procedures to be employed.
- 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11. All pertinent exhibits, maps and references.
- 12. Procedures for reporting of findings.
- 13. 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.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of 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, the Plan Check staff, the 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.

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60 PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PARCEL MERGR REOD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Parcel Nos. 1, 2, and 3 of PM12479. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Manufacturing-Service Commercial (M-SC) zone.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

60.TRANS. 2 USE- FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.6.

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

60.TRANS. 3 USE - SUBMIT WOMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - SUBMIT WQMP AND PLANS (cont.)

RECOMMND

along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60 TRANS. 4 USE - WOMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

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70 PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

70 TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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.

BS PLNCK DEPARTMENT

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

RECOMMND

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed.
 3.Identifies diversion facilities where material collected
- will be taken.
 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

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

80.E HEALTH. 2 QSP CERTIFICATION w/ PLOT PLAN

RECOMMND

A certification of any existing on-site wastewater treatment system (OWTS) must be performed by a qualified service provider (QSP) and shall be submitted to the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 QSP CERTIFICATION w/ PLOT PLAN (cont.)

RECOMMND

Department of Environmental Health (DEH) for review and acceptance. The certification shall also include a detailed contoured plot plan wet signed by the QSP showing all required detail as specified in the DEH Technical Guidance Manual.

Additional requirements may apply at the discretion of DEH pending review of the aforementioned requested items. Applicable review fees shall apply.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

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

80. PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated February 27, 2014, summarized as follows:

Prior to issuance of a building permit for EACH BUILDING, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

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80 PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25505, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 21 USE - PARCEL MERGR REQD (2)

RECOMMND

rior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Parcel Nos. 1, 2, and 3 of PM12479. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing-Service Commercial (M-SC) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.17 is satisfied.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along La Cadena Drive shall be conveyed for public use to provide for a 58 foot full-width right-of-way per modified County Standard No. 107A. (Modified for reduced right-of-way from 59' to 58'.)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - CORNER CUT-BACK I

RECOMMND

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

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along La Cadena Drive and Kluk Lane.
- (2) Streetlights.
- (3) Street sweeping.

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

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

80 TRANS. 4 USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within La Cadena Drive and Kluk Lane and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80 TRANS. 6 USE - UTILITY PLAN

RECOMMND

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

80.TRANS. 8 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

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80 PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 3)A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components:
- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. NOTE:
- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80 TRANS. 9 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by

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80. PRIOR TO BLDG PRMT ISSUANCE

USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND 80.TRANS. 9

the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

NOTE:

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

80.TRANS. 10 USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1. Sidewalks must comply with Ord. 461 Standard 401 (5' wide sidewalk with landscape area between walk and curb)
- 2. The unidentified corner area must comply with Ord 348 landscape and parking requirements, as well as have Planning Department approval.
- 3. Plants must be spaced and irrigated appropriately for

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80 PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - LC LNDSCPNG PROJ SPECIFC (cont.)

RECOMMND

each species listed. The concept legend spacing and water use is not adequate for construction document level plans. 4.Different planting and irrigation treatments for the sides and bottoms of infiltration trenches must be clearly shown.

- 5.Add screening vines to trash enclosure walls.
- 6. Final plant palette must be in keeping with any existing landscape themes.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION (cont.)

RECOMMND

control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE

RECOMMND

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

90 BS GRADE. 6 USE - REQ'D GRADING INSP'S

RECOMMND

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

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

90 BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

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

- 1. Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 16 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90 PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

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

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90 PLANNING. 19 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90 PLANNING. 22 USE - WASTE MGMT, CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated February 27, 2014, summarized as follows:

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

Prior to issuance of an occupancy permit for EACH BUILDING, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE (cont.)

RECOMMND

Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90 PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.9 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90 PLANNING. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in

PLOT PLAN: TRANSMITTED Case #: PP25505 Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (cont.)

RECOMMND

the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25505 is calculated to be 0.9 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90 PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative 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. 25505 has been calculated to be 0.9 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 821-TT.

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

90 PRIOR TO BLDG FINAL INSPECTION

90 TRANS 2

USE - WRCOG TUMF

RECOMMND

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

90 TRANS. 3

USE STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 4

USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

90.TRANS. 5

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also pplies 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.

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along La Cadena Drive and Kluk Lane.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 7 USE - EXISTING CURB & GUTTER

RECOMMND

Existing curb and gutter, new driveways, closure of existing driveway, sidewalks, and/or drainage devices including sewer and water laterals within County right-of-way on La Cadena Drive and Kluk Lane shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

www.tlma.co.riverside.ca.us/trans/land dev plan check guide

NOTE: 1. The driveways shall be constructed in accordance with County Standard No. 207A.

- 2. Six-foot sidewalks along project boundaries on La Cadena Drive and Kluk Lane shall be constructed adjacent to the curb line.
- 3. No bio-swales/infiltration shall be allowed within the road right-of-way.
- 4. Monument sign shall be installed outside the road right-of-way.

PLOT PLAN: TRANSMITTED Case #: PP25505

Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

5. Driveway on La Cadena Drive is right-in/right-out only.

90.TRANS. 8 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within La Cadena Drive and Kluk Lane.

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

90 TRANS. 9 USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 10

USE - LANDSCAPING

RECOMMND

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

Landscaping will be improved within La Cadena Drive and Kluk Lane.

90.TRANS. 11 USE - SIGNING & STRIPING

RECOMMND

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.

Page: 45

PLOT PLAN:TRANSMITTED Case #: PP25505 Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90 TRANS. 13 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

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

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

90.TRANS. 14 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The

Page: 46

PLOT PLAN: TRANSMITTED Case #: PP25505

Parcel: 246-110-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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

90 TRANS. 15 USE - IMPLEMENT WOMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90 TRANS. 16 USE - BMP MAINT AND INSPECTION RECOMMND

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

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: February 11, 2014

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health - Industrial Hygiene

Riv. Co. Public Health

Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Regional Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Archaeology Section

P.D. Landscaping Section

Riv. Co. Waste Management Dept.

2nd District Supervisor

2nd District Planning Commissioner

5th District Supervisor

5th District Planning Commissioner

City of Riverside

WMWD

Southern California Edison Southern California Gas Co.

PLOT PLAN NO. 25505 – EA42662 – Applicant: Mike Yasin – Engineer/Representative: Hector Moreno – Fifth/Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southwesterly corner of Kluk Lane and La Cadena Drive – 0.9 Acres Gross - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces. – APN: 246-110-025

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a <u>DRT meeting on March 13, 2014</u>. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org** / **MAILSTOP# 1070**.

Public Hearing Path: DH: 🛚	PC: 🗌	BOS:	
COMMENTS:			
DATE:		SIGNATURE: _	
PLEASE PRINT NAME AND TITL	E:		
TFLEPHONE:			

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

LAND DEVELOPMENT COMMITTEE 2nd CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: May 15, 2014

TO

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes

P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 25505, AMENDED NO. 1 — EA42662 — Applicant: Mike Yasin — Engineer/Representative: Hector Moreno — Fifth/Second Supervisorial District — North Riverside Zoning District — Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) — Location: Southwesterly corner of Kluk Lane and La Cadena Drive — 0.9 Acres Gross - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces. — APN: 246-110-025

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department. Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a LDC comments on June 5, 2014. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Geology, Landscaping, Environmental Health, B&S Grading, B&S Plancheck

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:			
COMMENTS:			
DATE:	SIGNATURE:		
PLEASE PRINT NAME AND TITLE:			
TELEPHONE:			

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

LAND DEVELOPMENT COMMITTEE 3rd CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409

Riverside, CA 92502-1409

DATE: November 3, 2014

TO

Riv. Co. Trans Dept.-Landscaping Section-Mark Hughes

PLOT PLAN NO. 25505, AMENDED NO. 1 — EA42662 — Applicant: Mike Yasin — Engineer/Representative: Hector Moreno — Fifth/Second Supervisorial District — North Riverside Zoning District — Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) — Location: Southwesterly corner of Kluk Lane and La Cadena Drive — 0.9 Acres Gross - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces. — APN: 246-110-025

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 24, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **dabraham@rctlma.org** / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:		
PLEASE PRINT NAME AND TITLE:		.	 -
TELEPHONE:			

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



Hans W. Kernkamp, General Manager-Chief Engineer

Damaris Abraham, Project Planner Riverside County Planning Department P.O. Box 1409 Riverside, CA 92502-1409 FEB 2 8 2014

ADMINISTRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

RE: Plot Plan (PP) No. 25505

Proposal: The PP proposes a truck sales facility with a new 1,952 sq. ft. office

building, a 6,000 sq. ft. storage building, and a 900 sq. ft. covered

display area, and 16 parking spaces.

APN: 246-110-025

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the southwestern corner of Kluk Lane and La Cadena Drive, in the Highgrove Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit for EACH BUILDING, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. **Prior to final building inspection,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
- 3. Prior to issuance of a building permit for EACH BUILDING, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Damaris Abraham, Project Planner PP No.25505 February 27, 2014 Page 2

- 4. Prior to issuance of an occupancy permit for EACH BUILDING, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- 6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and
 donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit: www.rivcowm.org/opencms/recycling_and_compost_business.html#mandatory

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

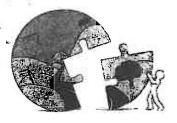
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross

Principal Planner

PD 149891



PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:
PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT VARIANCE
PROPOSED LAND USE: Truck & Trailer Sales & Rental
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 11.2 (V) MS-C2ne
ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: _PP 25505
APPLICATION INFORMATION
Applicant's Name: Mike Yasin E-Mail:
Mailing Address: 26 Loquat Street Irvine, CA 92618 State ZIP
Daytime Phone No: (949) 701-1769 Fax No: ()
Engineer/Representative's Name: <u>Hector Moreno</u> E-Mail: <u>hector moreno@fd.ccorp</u> oration
Mailing Address: 236 W Orange Show Rd. Ste. # 105
San Bernardino CA 92408 City State ZIP
· · · · · · · · · · · · · · · · · · ·
Daytime Phone No: (909) 388 - 7200 Fax No: (909) 388 - 2100
Property Owner's Name: Ali Yasin E-Mail:
Mailing Address: 22975 Orange Wood CT Grand Terrace, CA 92313 City State ZIP
Grand Terrace, CA \$2313 City State ZIP
·
Daytime Phone No: (951) 232-1606 Fax No: ()

"Planning Our Future... Preserving Our Past"

Desert Office · 38686 El Cerrito Road

Palm Desert, California 92211

(760) 863-8277 · Fax (760) 863-7555

Riverside Office · 4080 Lemon Street, 12th Floor

P.O. Box 1409, Riverside, California 92502-1409

(951) 955-3200 · Fax (951) 955-1811

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

3	Mike Yasin MC
	PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT
	AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
	I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
	All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
P ?	
	PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
	SALAM YASIM Salember O
	PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
	If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
	See attached sheet(s) for other property owners' signatures.
	PROPERTY INFORMATION:
	Assessor's Parcel Number(s): 246 - 110 - 025 - 9
	Section: Township:

APPLICATION FOR LAND JSE PROJECT	
Approximate Gross Acreage: 0.90 AC	
General location (nearby or cross streets): North of <u>Center St.</u>	South of
Kluk Ln., East of 3 tephens Ave, West of La Cadena	
Thomas Brothers map, edition year, page number, and coordinates: 2012 Tomas Brother, F	age 646
Project Description: (describe the proposed project in detail) $6rid: B6$	Ū
The project is seeking the approval of a Plut Plan to construct a Truck Sales Building consisting in a New Office Building of 1,952 sq. New Truck storage Building of 6,000 sq.ft. and a New Covered Display a 300 sq.ft.	$C \neq a$
Related cases filed in conjunction with this application:	
None	
Is there a previous application filed on the same site: Yes \(\subseteq \) No \(\subseteq \)	
If yes, provide Case No(s). N/A (Parcel Map, Zone Char	nge, etc.)
E.A. No. (if known) E.I.R. No. (if applicable):N/A	
Have any special studies or reports, such as a traffic study, biological report, archaeological geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒	i report,
If yes, indicate the type of report(s) and provide a copy:N/A	·
Is water service available at the project site: Yes 💢 No 🗌	
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)	
Will the project eventually require landscaping either on-site or as part of a road improvement common area improvements? Yes \square No \boxtimes	or other
Is sewer service available at the site? Yes 📈 No 🗌	
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)	
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No	
How much grading is proposed for the project site?	
Estimated amount of cut = cubic yards: 263 C.Y.	

APPLICATION FOR LAND USE PROJECT Estimated amount of fill = cubic yards 259 C.Y. Does the project need to import or export dirt? Yes Import Export What is the anticipated source/destination of the import/export? BOLONCED What is the anticipated route of travel for transport of the soil material? BOLDNED EBRITHORK (SITE WORK How many anticipated truckloads? What is the square footage of usable pad area? (area excluding all slopes) 8,852 sq. ft. Is the project located within 8½ miles of March Air Reserve Base? Yes If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes 🔲 No 🗍 Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: http://cmluca.projects.atlas.ca.gov/) Yes No \ Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No 🕅 Does the project area exceed one acre in area? Yes \(\square\) No \(\text{X} \) Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

San Jacinto River

☐ Whitewater River

Santa Margarita River

Santa Ana River

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement. I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Name of Applicant: Mike Yasin Address: 26 Loquat, Irvine, CA 92618 Phone number: (949) 701-1769 Address of site (street name and number if available, and ZIP Code): 183 W La Cudena Dr. ZIP 92501 Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: Map Book: 246, P6 11, Povice 25 Specify any list pursuant to Section 65962.5 of the Government Code: None Regulatory Identification number: Date of list: 1/22/14 Applicant (1) Applicant (2)

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

 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 🔀

APPLICATION FOR LAND USE PROJECT

 The proposed project will have more than a threshold quantit process or will contain a source or modified source of hazardous Yes ☐ No ☒ 	
I (we) certify that my (our) answers are true and correct.	
Owner/Authorized Agent (1)	Date
Owner/Authorized Agent (2)	Date

NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 25505 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mike Yasin – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Southwesterly corner of Kluk Lane and La Cadena Drive – 0.9 Acres Gross - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: The Plot Plan proposes a truck sales facility with a new 1,952 sq. ft. office building, a 6,000 sq. ft. truck storage building, and a 900 sq. ft. covered display area, and 16 parking spaces.

TIME OF HEARING:

1:30 pm or as soon as possible thereafter

APRIL 20, 2015

RIVERSIDE COUNTRY ADMINISTRATIVE CENTER

4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A

RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department,4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Damaris Abraham

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 3 10 2015
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers PP 25505 For
Company or Individual's Name Planning Department
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.
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

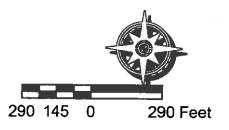
9/10/15

PP25505 (600 feet buffer)



Selected Parcels

247-041-001 012	246-110-025	246-123-004	246-123-010	246-123-005	246-122-008	246-122-026	246-122-030	246-123-008	246-122-
247-020-013 009	246-110-017	247-031-001	246-123-006	246-122-024	247-020-007	246-122-015	247-041-005	246-122-028	247-020-
013	2.5 (22 00)			246-110-022					246-123-
246-123-014 025	246-123-015	246-123-016	246-123-019	246-123-020	246-123-021	246-123-022	246-123-023	246-123-024	246-123-
246-122-006 246-123-018 246-110-016 247-020-003	246-110-019	246-110-020	247-020-005	246-110-023 246-122-009 246-123-007	247-041-014	246-123-009	246-122-007	246 122 027	247-020-008 246-123-011 247-020-002





ASMT: 246110001, APN: 246110001 LAKE CADENA INV LTD C/O TATUM KAPLAN 10877 WILSHIRE BLV 1520 LOS ANGELES CA 90024

ASMT: 246110003, APN: 246110003 JANNA BELD, ETAL C/O RIVERSIDE INSURANCE AGENCY 125 W LA CADENA DR RIVERSIDE, CA. 92506

ASMT: 246110005, APN: 246110005 THOMAS FITTERER 269 CORDOBA WAY NO 29 PALM DESERT CA 92260

ASMT: 246110016, APN: 246110016 RJB HOLDINGS 3226 KLUK LN RIVERSIDE, CA. 92501

ASMT: 246110017, APN: 246110017 MARIAN KALISH, ETAL P O BOX 15127 NEWPORT BEACH CA 92659

ASMT: 246110020, APN: 246110020 KENNETH JOHNSON, ETAL 3175 KLUK LN RIVERSIDE, CA. 92501

ASMT: 246110021, APN: 246110021 ELEANOR INSINNA, ETAL 1557 S WILLOW AVE WEST COVINA CA 91790 ASMT: 246110022, APN: 246110022 IGLESIA DE CRISTO ELIM RIVERSIDE INC 115 W LA CADENA DR RIVERSIDE, CA. 92501

ASMT: 246110024, APN: 246110024 M E W CORP PMB 335 C/O TONY FERRARO 31878 DEL OBISPO ST 118 SAN JUAN CAPO CA 92675

ASMT: 246110025, APN: 246110025 SALAM YASIN, ETAL 22975 ORANGEWOOD CT GRAND TERRACE CA 92313

ASMT: 246122006, APN: 246122006 CARMEN CASTRO, ETAL 240 CLIFFHILL PL RIVERSIDE, CA. 92501

ASMT: 246122007, APN: 246122007 YOLANDA GARCIA, ETAL 244 CLIFFHILL PL RIVERSIDE, CA. 92501

ASMT: 246122008, APN: 246122008 CHARLENE FERNANDEZ, ETAL 250 CLIFFHILL PL RIVERSIDE, CA. 92501

ASMT: 246122009, APN: 246122009 LUCIA LUNA, ETAL 254 CLIFFHILL PL RIVERSIDE, CA. 92501 ASMT: 246122010, APN: 246122010

JOSE ZAMORA 260 CLIFFHILL PL RIVERSIDE, CA. 92501 ASMT: 246122026, APN: 246122026 EDITH BARRUECOS, ETAL

265 STEPHENS AVE RIVERSIDE, CA. 92501

ASMT: 246122012, APN: 246122012

CAH 2014 2 BORROWER 9305 E VIA DE VENTURA 201 SCOTTSDALE AZ 85258 ASMT: 246122027, APN: 246122027

REX TUCKER 18833 4TH ST

BLOOMINGTON CA 92316

ASMT: 246122015, APN: 246122015

BARBARA ROCHA, ETAL 13705 BASSWOOD DR CORONA CA 92883 ASMT: 246122028, APN: 246122028

EVANGELINA RAMIREZ, ETAL 245 STEPHENS AVE

RIVERSIDE, CA. 92501

ASMT: 246122022, APN: 246122022

GARY ARNOLD 20907 VIA VERDE COVINA CA 91724 ASMT: 246122029, APN: 246122029

MARISELA TORRES, ETAL 235 STEPHENS AVE RIVERSIDE, CA. 92501

ASMT: 246122023, APN: 246122023

JEAN HOOD, ETAL 3885 EL HIJO RIVERSIDE CA 92504 ASMT: 246122030, APN: 246122030

EFRAIN MORALES, ETAL 225 STEPHENS AVE RIVERSIDE, CA. 92501

ASMT: 246122024, APN: 246122024

DIMAS JOYA 285 STEPHENS AVE RIVERSIDE, CA. 92501 ASMT: 246122031, APN: 246122031

FRANCISCO MORALES 215 STEPHENS AVE RIVERSIDE, CA. 92501

ASMT: 246122025, APN: 246122025

JEAN WATT 3885 EL HIJO ST RIVERSIDE CA 92504 ASMT: 246122033, APN: 246122033

MARIA QUINTERO 205 STEPHENS AVE RIVERSIDE, CA. 92501



ASMT: 246123001, APN: 246123001

MARIA ESTRELLA, ETAL 200 STEPHENS AVE RIVERSIDE, CA. 92501 ASMT: 246123008, APN: 246123008

RUBI LOPEZ, ETAL 270 STEPHENS AVE RIVERSIDE, CA. 92501

ASMT: 246123002, APN: 246123002

PABLO GAMA, ETAL 210 STEPHENS AVE RIVERSIDE, CA. 92501 ASMT: 246123009, APN: 246123009

MILLER LITE TRUST, ETAL

C/O NATIONAL FUNDING & LENDING

P O BOX 23486

LOS ANGELES CA 90023

ASMT: 246123003, APN: 246123003

FIDEL RIVERO 220 STEPHENS AVE RIVERSIDE CA 92501 ASMT: 246123010, APN: 246123010

ANGELICA GOMEZ 280 STEPHENS AVE RIVERSIDE, CA. 92501

ASMT: 246123004, APN: 246123004

KARLA LEON, ETAL 230 STEPHENS AVE RIVERSIDE, CA. 92501 ASMT: 246123011, APN: 246123011

SANTIAGO QUIRARTE, ETAL 290 STEPHENS AVE

RIVERSIDE, CA. 92501

ASMT: 246123005, APN: 246123005

ANNE VAN VALKENBURGH

240 STEPHENS AVE RIVERSIDE, CA. 92501 ASMT: 246123018, APN: 246123018

ANNA ALLEN, ETAL 213 W LA CADENA DR RIVERSIDE CA 92501

ASMT: 246123006, APN: 246123006

DAVID GARCIA 250 STEPHENS AVE RIVERSIDE, CA. 92501 ASMT: 246123025, APN: 246123025 FRANCES PITURZZELLO, ETAL

6381 PERCIVAL DR RIVERSIDE CA 92506

ASMT: 246123007, APN: 246123007

SBD DEVELOPMENT P O BOX 2424

SAN BERNARDINO CA 92406

ASMT: 247020003, APN: 247020003

PAMELA SCHEIBE, ETAL 190 E LA CADENA DR RIVERSIDE CA 92507



ASMT: 247020004, APN: 247020004 ELIZABETH MARKWARDT, ETAL 707 FOREST PARK DR RIVERSIDE CA 92501

ASMT: 247020005, APN: 247020005 MARIAN MURPHY, ETAL 970 W C ST COLTON CA 92324

ASMT: 247020006, APN: 247020006 JOSETTE BRANSON, ETAL 10111 W LILAC RD ESCONDIDO CA 92026

ASMT: 247020007, APN: 247020007 JACKIE LIM, ETAL 2404 FALLING OAK DR RIVERSIDE CA 92506

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

ASMT: 247020009, APN: 247020009 HERTA FANKHAUSER, ETAL 12932 HICKORY BRANCH SANTA ANA CA 92705

ASMT: 247020013, APN: 247020013 CENTER STREET GROUP C/O DENISE TIBBETS 300 S HARBOR BLV STE 1020 ANAHEIM CA 92805 ASMT: 247031001, APN: 247031001 D WHIT INC C/O MARVIN SETNESS P O BOX 7160 FARGO ND 58106

ASMT: 247031002, APN: 247031002 IOWA PRIVACY TRUST 5198 ARLINGTON AVE NO 662 RIVERSIDE CA 92504

ASMT: 247041001, APN: 247041001 MARTHA ALVAREZ, ETAL 21641 BURCH ST PERRIS CA 92570

ASMT: 247041005, APN: 247041005 ELVIRA MARTINEZ 653 N LINDEN AVE RIALTO CA 92376

ASMT: 247041014, APN: 247041014 OSCAR MONTOYA 699 STONEYBROOK DR APT 75 CORONA CA 92879

PP25505 3/25/2015 9:25:23 AM

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

Riverside Unified School District 3380 14th St. P.O. Box 2800 Riverside, CA 92516 The Gas Company 7000 Indiana Ave., #105 Riverside, CA 92506 ATTN: Planning Director Planning Department, City of Riverside 3900 Main St., 3rd floor Riverside, CA 92522

Applicant: Mike Yasin 26 Loquat Irvine, CA 92618

Applicant: Mike Yasin 26 Loquat Irvine, CA 92618 Engineer: Hector Moreno 236 W. Orange Show Rd, Ste. 105 San Bernardino, CA 92408

Engineer: Hector Moreno 236 W. Orange Show Rd, Ste. 105 San Bernardino, CA 92408 Owner: Ali Yasin 22975 Orangewood Ct, Grand Terrace, CA 92313

Owner: Ali Yasin 22975 Orangewood Ct, Grand Terrace, CA 92313



TO: Office of Planning and Research (OPR)

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP **Planning Director**

Sacramento, CA 95812-3044 ☑ County of Riverside County Clerk	⊠ 4080 I P. O. I	ounty Planning Department Lemon Street, 12th Floor Box 1409 ide, CA 92502-1409	38686 El Cerrito Road Palm Desert, California 92211	
SUBJECT: Filing of Notice of Determination in compliance	with Section 21152 of the	California Public Resources	Code.	
EA42662/Plot Plan No. 25505 Project Title/Case Numbers			· · · · · · · · · · · · · · · · · · ·	
Damaris Abraham County Contact Person	(951) 955-5719 Phone Number		, , , , , , , , , , , , , , , , , , ,	
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)				
Mike Yasin Project Applicant	<u>26 Loquat, Irvine, C/</u>	A 92618		
The project is located at the southwesterly corner of Kluk La Project Location	ne and La Cadena Drive.			
The Plot Plan proposes a truck sales facility with a new 1,99 and 16 parking spaces. Project Description	52 sq. ft. office building, a	6,000 sq. ft. truck storage b	uilding, and a 900 sq. ft. covered displa	<u>y are</u>
This is to advise that the Riverside County <u>Planning Directors</u> the following determinations regarding that project:	r, as the lead agency, has	approved the above-refere	nced project on April 20, 2015, and has	s mad
 The project WILL NOT have a significant effect on the 6 A Mitigated Negative Declaration was prepared for the pand reflect the independent judgment of the Lead Agen Mitigation measures WERE made a condition of the ap A Mitigation Monitoring and Reporting Plan/Program W. A statement of Overriding Considerations WAS NOT ac Findings were made pursuant to the provisions of CEQ. 	project pursuant to the proving cy. proval of the project. AS adopted. ported for the project	risions of the California Envi	ronmental Quality Act (\$2,210.00 + \$50.	00)
This is to certify that the Mitigated Negative Declaration, with County Planning Department, 4080 Lemon Street, 12th Floo	comments, responses, ar r, Riverside, CA 92501.	nd record of project approval	is available to the general public at: Riv	/ersic
Signature	Project Planner		April 20, 2015 Date	-
			Date	
Date Received for Filing and Posting at OPR:				
Date Received for Filing and Posting at OPR: DM/dm Revised 3/24/2015 Y\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\DH-PC\D	P25505.NOD Form.docx			
DM/dm Revised 3/24/2015	PP25505.NOD Farm.docx			
DM/dm Revised 3/24/2015	PP25505.NOD Farm.docx			
DM/dm Revised 3/24/2015 Y:\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\ Please charge deposit fee case#: ZEA42662 ZCFG6042		USE ONLY		
DM/dm Revised 3/24/2015 Y:\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\ Please charge deposit fee case#: ZEA42662 ZCFG6042		USE ONLY		
DM/dm Revised 3/24/2015 Y\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\ Please charge deposit fee case#: ZEA42662 ZCFG6042		USE ONLY		
DM/dm Revised 3/24/2015 Y\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\ Please charge deposit fee case#: ZEA42662 ZCFG6042		USE ONLY		



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP **Planning Director**

WITIGATED NEGATIVE DECLARATION
Project/Case Number: Plot Plan No. 25505
Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)
COMPLETED/REVIEWED BY:
By: <u>Damaris Abraham</u> Title: <u>Project Planner</u> Date: <u>March 14, 2015</u>
Applicant/Project Sponsor: Mike Yasin Date Submitted: January 22, 2014
ADOPTED BY: Planning Director
Person Verifying Adoption: <u>Damaris Abraham</u> Date: <u>April 20, 2015</u>
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501
For additional information, please contact Damaris Abraham at 951-955-5719.
Revised: 10/16/07 Y:\Planning Case Files-Riverside office\PP25505\DH-PC-BOS Hearings\DH-PC\PP25505.Mitigated Negative Declaration.docx
ease charge deposit fee case#: ZEA42662 ZCFG6042 FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE M* REPRINTED * R1402726 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502

39493 Los Alamos Road Suite A

38686 El Cerrito Rd Indio, CA 92211

Murrieta, CA 92563

(760) 863-8271

(951) 694-5242 (951) 955-3200

****************************** *******************************

Received from: MIKE YASIN

\$2,181.25

paid by: CK 7746

EA42662

paid towards: CFG06042 CALIF FISH & GAME: DOC FEE

at parcel: 183 LA CADENA DR RIV

appl type: CFG3

Mar 19, 2014 MGARDNER posting date Mar 19, 2014 *************************

Account Code 658353120100208100

Description CF&G TRUST

Amount \$2,181.25

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

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Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

Received from: MIKE YASIN

\$50.00

paid by: CK 7434

EA42662

paid towards: CFG06042

CALIF FISH & GAME: DOC FEE

at parcel: 183 LA CADENA DR RIV

appl type: CFG3

MGARDNER

Jan 22, 2014 12:31

posting date Jan 22, 2014

Account Code 658353120100208100

Description

CF&G TRUST: RECORD FEES

Amount \$50.00

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

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

A* REPRINTED * R1503678

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38686 El Cerrito Rd Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

Received from: MIKE YASIN

\$28.75

paid by: CK 10100

EA42662

paid towards: CFG06042

CALIF FISH & GAME: DOC FEE

at parcel: 183 LA CADENA DR RIV

appl type: CFG3

By_______ Apr 06, 2015 14:26 MGARDNER posting date Apr 06, 2015

Account Code 658353120100208100

Description CF&G TRUST

Amount \$28.75

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

The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural; Rural Residential (R;RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



State Route 79 Policy Area

April 14, 2015

AGENDA

I.	Introduction
II.	Past Agenda Items
III.	Standard Conditions for SR 79 Policy Area
VI.	Discussion of Implementation Approach
VII.	Next Steps



VII. Next Steps

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



State Route 79 Policy Area

February 11, 2015

AGENDA

l.	Introduction
11.	Review of SR 79 Policy
III.	SR 79 Policy vs. I-215 Policy
IV.	Traffic Report
V.	SB 743 - VMT
VI.	Discussion of Implementation Approach



County of Riverside General Plan

Circulation Element

- C 2.5 The cumulative and indirect traffic impacts of development may be nutigated through the payment of various impact mitigation fees such as County Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.
- C 2.6 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area (Figure C-2). The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.
- C 2.7 Establish a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

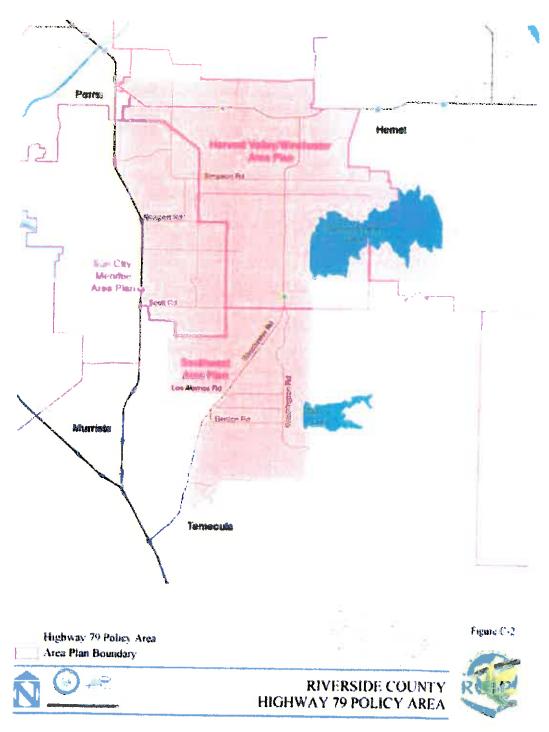


Figure C-3 Link/Volume Capacity/Level of Service for Riverside County Roadways (1)				
		Maximum Two-Way Traffic Volume (ADT) (2)		
Roadway Classification	Number of Lanes	Service Level	Service Level D	Service Leve
ollector	2	10,400	11.700	13,000





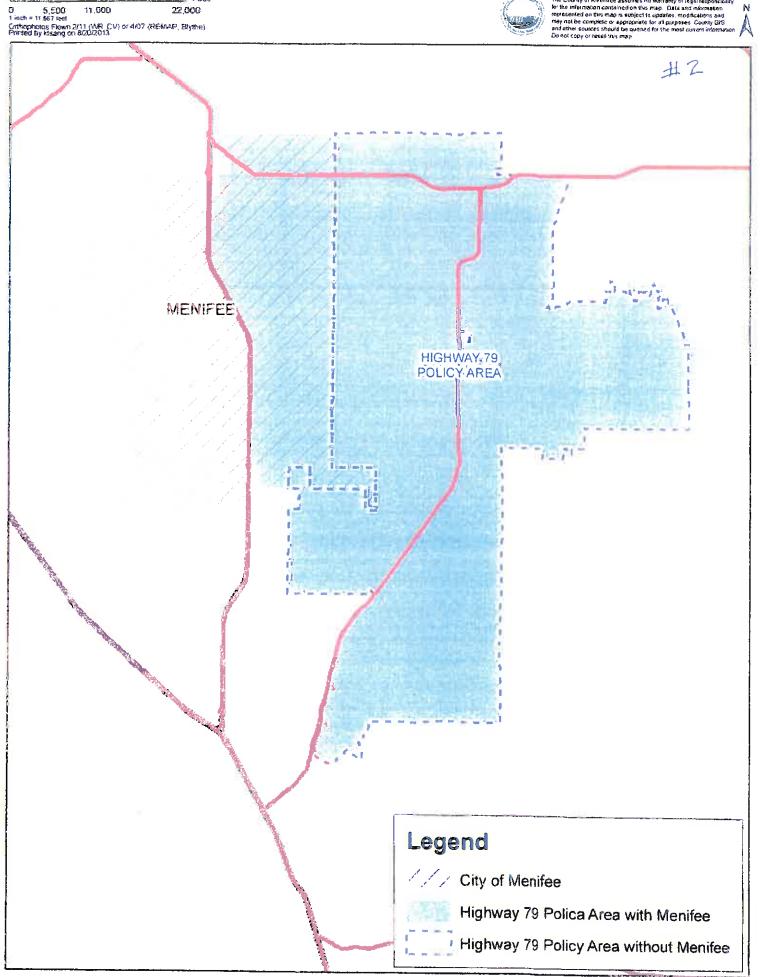


Exhibit "C" Southwest Riverside County Transportation Strategic Plan

Priority	Auticipated Permits	Estimated Year of	Transportation Improvement	Cost	Cost of Improvement (SMillions)	ent	Funding Sources
	2,000 du's/yr	Completion		Highway	Interchange	Total	
			Newport Road, including Interchange at I-215 and roadway improvements from I-215 to Winchester Road (SR 79S).	19.8	14.5	34.3	CFD Formed
		c C	Scott Road, including interchange at I-215 and roadway improvements from I-15 to Winchester Road (SR 79N).	27.9	14,0	41.9	Proposed CFD
		2007	Clinton Kelth Road, including Interchange at 1-15 and roadway improvements from 1-15 to Winchester Road (SR 79N).	32.6	13.0	45.6	Proposed CFD
		Y	Winchester Road Phase I, from Murrieta Hot Springs Road to Domenigoni Parkway to 4 lanes.	38.6		38.6	Proposed CFD
2		2012	French Valley Interchange at I-15, including 6 lanes from I-15 to Winchester Road (SR 79N).		100.0	100.0	Measure A, TUMF
3		2015	Eastern By-Pass, construct 4 lanes to a new interchange on the I-15 south of SR 79S,	111.2	29.0	140.2	TUMF, Measure A, CFD Proposed
च		2012	Freeway Widening Phase IA, I-215, 4 to 6 lanes, CETAP Corridor		250	250	Measure A, State, FED
S		2016	Winchester Road Phase II, 4 to 6 lanes.	70		7.0	Measure A, TUMF
9		2025	Winchester Road Phase III, 6 to 8 lanes.	100		100	Measure A, TUMF
7		2020	Freeway Widening Phase IB, 1-15, 8 to 10 lanes	200		200	Measure A, State, FED
ಿ		2025	Freeway Widening Phase II, I-215 from 6 to 8 lanes, I-15, from 10 to 12 lanes	400		400	Measure A, State, FED
6		2030	Freeway Widening Phase III, 1-215 from 8 to 10 lanes, 1-15, from 12 to 14 lanes	CELL			
Note: T	he Freeway Wi	dening Project	Note: The Freeway Widening Projects will be refined with the completion of the Freeway Strategic Study and Implementation Plan	v Strategic S	tudy and Impl	lementat	ion Plan

P



Technical Memorandum

TO:

Kevin Tsang, Riverside County Transportation Dept.

FROM:

Mahmoud Ahmadi

DATE:

March 7, 2014

SUBJECT:

Highway79 Policy Area Alternative Analysis

Introduction

This report is to present the analyses and findings of forecast traffic volumes in the Highway 79 Policy Area under various land use growth scenarios. The forecast traffic volumes are developed using the Riverside Transportation Analysis Model (RIVTAM) with Buildout/General Plan assumptions and inputs. The model results are summarized as performance measures for comparing the scenarios. The report is organized in four sections:

- 1. Introduction
- 2. Land Use Growth Scenarios
- 3. Traffic Analysis
- 4. Mitigation Measures
- 5. Highway 79 Policy Area Study Conducted in 2006
- 6. Conclusion

The first section contains the description and the purpose of this report. The land use scenarios are presented in section two. The third section summarizes the model results including trip generation and forecast traffic volumes. The fourth section provides mitigation measures to improve mobility and reduce traffic congestion. The fifth section reviews and compares the current analysis with a similar study conducted in 2006. The last section summarizes the findings contained in this report.

Land Use Growth Scenarios

Four land use scenarios within the Highway 79 Policy Area are developed and analyzed:

- Scenario 1 -General Plan with 9% DU reduction adjustment for Highway 79 Policy
- Scenario 2 –General Plan with no adjustment
- Scenario 3 GPIPs added with 9% DU reduction adjustment for Highway 79 Policy
- Scenario 4 GPIPs added with no adjustment

The land use scenarios are developed using all available land use data including parcel assessors, 2011 aerial photos and incorporating the Multiple Species Habitat Conservation Plan (MSHCP) criteria cells. Particular care was taken to obtain an accurate count of housing units from residential subdivisions including lots intended for a future residential unit. Employment growth in areas within land use overlays were reevaluated. Public and quasi-public ownerships such as Municipal Water District (MWD).

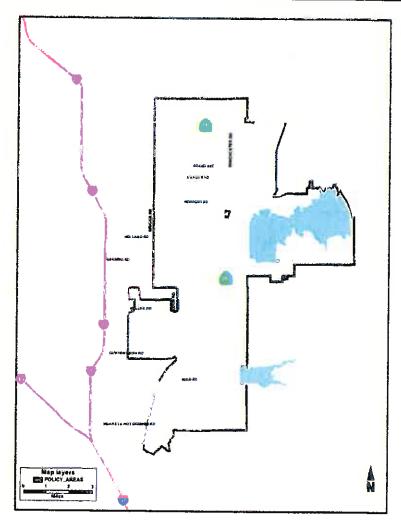


Riverside County Habitat Conversation League, Riverside County Flood and Conservation District were identified to determine if portions of the land that they managed would be devoted to open space/conservation.

Scenario 1 represents the General Plan with 9% reduction in dwelling units within the Highway 79 Policy Area. It does not consider GPIPs. For purposes of this analysis, Scenario 1 will be used as the baseline for comparison with other scenarios. Scenario 4 is consider most intensive, as it does not reduce the residential dwelling units and also adds in the GPIPs. A summary of land use scenarios is presented in Table 1 and the Highway 79 Policy Area boundary is presented in Figure 1.

Table 1.
Land Use Summary

Land Use	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Households	56,700	59,700	59,200	62,600
Employment	41,620	41,620	45,330	45,330



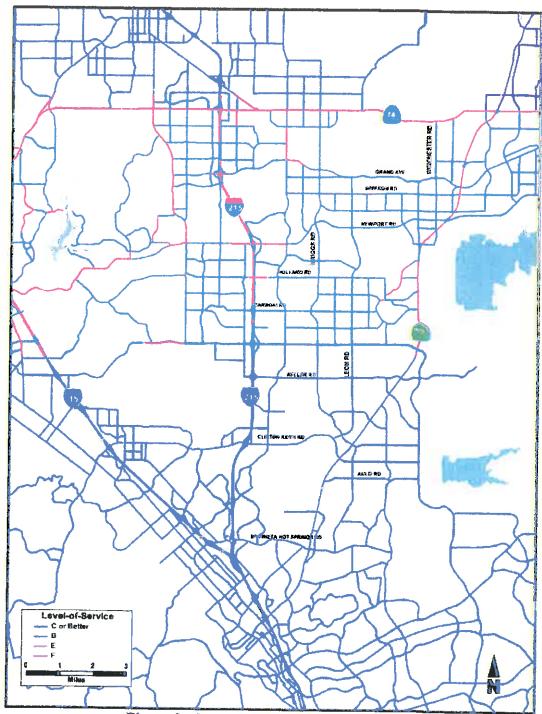


Figure 2. Scenario 1 Level-Of-Service Map

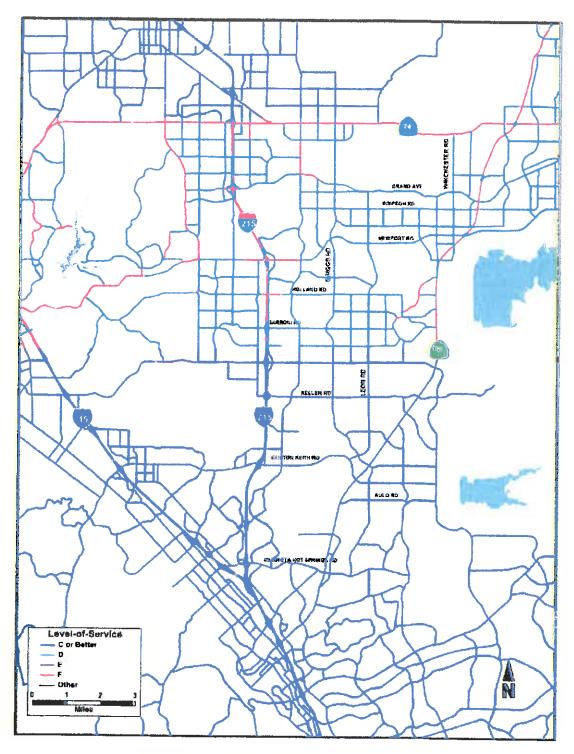


Figure 3. Scenario 4 Level-Of-Service Map



As shown in Table 2, the VMT, VHT and VHD are increased in both SR-79 and local arterials compared to scenario 1. Since the SR-79 is already operating at LOS F in scenario 1, most of VMT and VHT increases occur at local arterials. The highest increase in VMT, VHT and VHD occur under scenario 4 compared to scenario 1. Local arterial VMT, VHT and VHD are increased by 3%, 4% and 5%, respectively.

Table 2.
Performance Measures (Trips, VMT, VHT)

Performance Measures	Scenario 1	Scenario 2	%Diff (2 vs. 1)	Scenario 3	%Diff (3 vs. 1)	Scenario 4	%Diff (4 vs. 1)
Land Use							
Households	56,700	59,700	5%	59,200	4%	62,600	10%
Employment	41,620	41,620	0%	45,330	9%	45,330	9%
Person Trips	479,200	511,650	7%	528,200	10%	542,150	13%
VMT							
SR-79	1,666,800	1,671,100	0%	1,680,600	1%	1,685,200	1%
Arterials	2,797,200	2,825,800	1%	2,860,000	2%	2,886,900	3%
Total/Study Area	4,464,000	4,496,900	1%	4,540,600	2%	4,572,100	2%
VHT						,, ,,,,,	
SR-79	44,200	44,400	0%	44,700	1%	45.000	2%
Arterials	77,700	78,800	1%	79,840	3%	80,721	4%
Total/Study Area	121,900	123,200	1%	124,540	2%	125,721	3%
Ave. Speed (mph)							
SR-79	37.7	37.6	0%	37.6	0%	37.4	-1%
Arterials	36.0	35.9	0%	35.8	0%	35.8	-1%
Total/Study Area	36.6	36.5	0%	36.5	0%	36.4	-1%
VHD							
SR-79	17,142	17,239	1%	17,458	2%	17.631	3%
Arterials	23,121	23,624	2%	24,023	4%	24,367	5%
Total/Study Area	40,263	40,863	1%	41,481	3%	41,998	4%

To identify the origin and destination of vehicles traveling on SR-79, a select link analysis was performed. The select link analysis provides the origins and destinations of the vehicles traversing on a segment of roadway. For the purpose of this study, the select link analysis is performed on SR-79 north of Murrieta Hot Springs Road for scenario 4. Results are presented in Table 3 and Figure 4. As shown in Table 3, 18% of vehicles originated in SR-79 Policy study and 22% had destinations within the study area, i.e., 40% of vehicles on SR-79 north of Murrieta Hot Springs Road had either origins or destinations within the Highway 79 Policy Area. The remaining 60% vehicles were pass-through traffic.

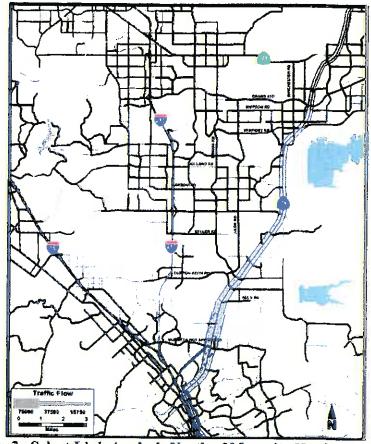


Figure 3. Select Link Analysis North of Murreita Hot Spring Road

Table 3.

Origin-Destination Daily Auto Trips Traveling on SR-79 North of Muerrita Hot Spring Road

		Destination					
		Inside SR-79 Policy Area	Outside SR-79 Policy Area	I-15 @ San Diego County Border	Total		
T.	SR-79 Policy Area	194	1890	Wi	18%		
Origin	Outside of SR-79 Policy Area	(25)	32%	13%	57%		
O	I-15 @ San Diego County Border	٠,	15%	0%	24%		
-	Total	22%	59%	18%	100%		

Cells shaded in Blue are trips that originate or end in the SR-79 Policy Area. Cells shaded in Orange are considered trips passing through the SR-79 Policy Area.



Mitigation Measures

To minimize the impact of land use changes on mobility and delay, three roadway capacity enhancements are considered:

- 1. Scenario 4A: SR-79 as 8-lane Expressway from Murrieta Hot Spring Rd. to Newport Rd.
- 2. Scenario 4B: Scenario 4A with Scott Rd. as 8-lane urban arterial from 1-215 to SR-79.
- 3. Scenario 4C: Scenario 4B with Keller Rd. as 6-lane urban arterial from I-215 to SR-79.

RIVTAM was utilized to analyze the three roadway capacity enhancements based on scenario 4 and results are provided in Table 4. As shown in Table 4, total study area VMT is approximately increased by 5% compared to scenario 1 for scenarios 4A-4C as expected due to increase in the roadway capacity. The total VHT for scenarios 4A, 4B and 4C are increased by 2%, 2% and 1%, respectively. The average speed within the study area is improved by 3% for scenarios 4A - 4C and the VHD is reduced by 3% for scenarios 4A and 4B. The scenario 4C VHD is reduced by 4%. In summary, scenarios 4A - 4C improve mobility and relieve congestion by improving the average speed and reducing delay within the study area.

Table 4.

Performance Measures for Mitigation Scenarios

Performance Measures	Scenario 1	Scenario 4	Diff%	Scenario 4A	Diff%	Scenario 48	Diff%	Scenario 4C	Diff%
VMT									
SR-79	1,666,800	1,685,200	1%	1,850,948	1,1%	1,847,895	11%	1,845,848	11%
Arterials	2,797,200	2,886,900	3%	2,818,423	1%	2,835,880	1%	2,825,696	1%
Total/Study Area	4,464,000	4,572,100	2%	4,669,371	5%	4,683,775	5%	4,671,543	5%
VHT		0						7,512,015	3,0
SR-79	44,200	45,000	2%	46,273	5%	46,249	5%	46,212	5%
Arterials	77,700	80,721	4%	77,862	0%	78,109	1%	77,295	-1%
Total/Study Area	121,900	125,721	3%	124,134	2%	124,358	2%	123,507	1%
Ave. Speed (mph)									
SR-79	37.7	37.4	-1%	40.0	6%	40.0	6%	39.9	6%
Arterials	36.0	35.8	-1%	36.7	1%	36.3	1%	36.6	2%
Total/Study Area	36.6	36.4	-1%	37.6	3%	37.7	3%	37.8	3%
VHD		С						31.0	
SR-79	17,142	17,631	3%	16,189	-6%	16,216	-5%	16,217	-5%
Arterials	23,121	24,367	5%	22,867	-1%	22,800	-1%	22,302	-4%
Total/Study Area	40,263	41,998	4%	39,056	-3%	39.016	-3%	38.514	4%



SR-79 Policy Area Analysis Conducted in 2006

A similar study to evaluate various land use growth assumptions for the Highway 79 Policy Area was conducted in 2006. The analysis was performed using the travel demand model developed for the Riverside County Integrated Project (RCIP). The Highway 79 Policy Area included the City of Menifee at the time. It should be noted that the RCIP travel demand model was developed based on SCAG 1998 RTP model and current analysis using RIVTAM is based on the SCAG 2008 RTP model.

A comparison of key model input assumptions and results between the 2006 study and current study (2014) is presented in Table 5. The comparison is based on the current Highway 79 Policy Area as shown in Figure 1. As shown in Table 5, the 2006 Study assumed higher growth in households and employment within the policy area. However the current study (2014) assumes approximately 50% increase in traffic volumes on I-15 at the border of Riverside and San Diego counties. Another difference between the two studies is the number of lanes assumed along SR-79. The SR-79 was assumed to be an 8-lane arterial from Murrieta Hot Spring Road to Newport Road in the 2006 study.

The impact of various assumptions as well as the differences between the RCIP and RIVTAM model structure is reflected in the VMT. The current study (2014) is forecasting approximately 10% increase in VMT compared to the 2006 Study.

Table 4.

	2006 Study (RCIP Model)		2014 Study (RIVTAM)		%Diff	
	GP	GP - 9% *	GP	GP - 9% **	GP	GP - 9%
Households	63,855	.58,108	59,700	56,700	-7%	-2%
Employment	66.470	66,470	41,620	41.620	-37%	-37%
I-15 Forecast Traffic Volume	183,000	183,000	277,000	277,000	51%	51%
Number of Lanes on SR-79						
Murrieta Hot Spring Rd. to Newport Rd.	8-Lane Arterial	8-Lane Arterial	6-Lane Arterial	6-Lane Arterial	N/A	N/A
Newport Rd, to SR-74	6-Lane Arteral	6-Lane Arterial	6-Lane Arterial	6-Lane Arterial	Ņ/A	N/A
SR-74 to Mid-County Pkwy.	6-Lane Freeway	6-Lane Freeway	6-Lane Freeway	6-Lanc Freeway	N/A	N/A
VMT	4,115,200	4,025,100	4,496,900	4,464,000	9%	11%

^{**} Assumes 9% reduction in residential units in HWY-79 policy area except existing and approved.



Conclusion

Four land use scenarios developed for the Highway 79 Policy Area are analyzed using the RIVTAM Buildout/General Plan assumptions and inputs. RIVTAM model outputs including trip generation, VMT, VHT, average speed and VHD are used as performance measures to compare across the four land use scenarios. Based on the model forecast traffic volumes, the SR-79 within the Highway 79 Policy Area will operate at LOS F and majority of arterials will operate at LOS C or better under the four land use scenarios. The study area VMT, VHT and VHD are expected to increase approximately from 1% to 4% for scenarios 2-4 compared with scenario 1.

As part of improving mobility and reducing congestions under land use scenarios 2 – 4, three roadway capacity enhancements are considered along SR-79, Scott Road and Keller road. Scenario 4 is used to analyze the impacts of added roadway capacities. The added capacity results in increased VMT and VHT as expected, however the average speed is increased/improved and VHD is reduced compared to scenario 1. The scenario 4 with added roadway capacity enhancements results in better mobility and reduced congestion within the study area as compared to scenario 1.

The model input assumptions and outputs are compared with a similar study conducted in 2006 as well. The key model inputs assumptions including land use, number of lanes on SR-79 and traffic volumes on I-15 at the San Diego County border are compared between the two studies. The study area VHT has increased by approximately 10% from the 2006 study even the number of households and employment within the policy area is lower than the 2006 study. The increase is most likely attributed to increase in the forecast traffic volumes on I-15 between the two model as well as the differences between the two model structures.

Agenda Item No.:

3 - 3

Area Plan: Lake Mathews/Woodcrest

Zoning District: Lake Mathews Supervisorial District: First

Project Planner: Damaris Abraham Director's Hearing: April 20, 2015

TENTATIVE PARCEL MAP NO. 36729 Environmental Assessment No. 42682

Applicant: Dave Hall

Engineer/Representative: Bart Stryker

Steve Weiss, AICP Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule G subdivision of 1.29 acres into two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.5 acres. The applicant is also requesting a waiver of the final map.

The project site is located northerly of Dufferin Avenue, southerly of Victoria Avenue, easterly of Lyon Avenue, and westerly of La Sierra Avenue.

BACKGROUND:

This tentative parcel map is proposing to subdivide this property that was merged by Parcel Merger (CPM) No. 1791. CPM 1791 merged lots 5 and 6 of Tract Map No. 20612 (TR20612). This subdivision is proposing to subdivide the property with same size and configuration as the previous lots. The applicant is requesting a waiver of the final map because the site has met the requirements for improvements per the previous approved Tract Map (TR20612).

There is currently a single family dwelling under construction (BRS140031) and is located on proposed Parcel 1.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:

Community Development: Low Density Residential

(CD: LDR) (1/2 Acre Minimum)

2. Surrounding General Plan Land Use:

Community Development: Low Density Residential

(CD: LDR) (1/2 Acre Minimum) to the north, south,

east, and west

3. Existing Zoning:

Residential Agricultural (R-A)

4. Surrounding Zoning:

One Family Dwellings - 20,000 Sq. Ft. Minimum

(R-1-20000) to the north

Residential Agricultural – 20,000 Sq. Ft. Minimum

to the west

Residential Agricultural (R-A) to the south and east

Single Family Dwelling (under construction)

5. Existing Land Use:

6. Surrounding Land Use:

Vacant and single family residences

7. Project Data:

Total Acreage: 1.16

Total Proposed Parcels: 2 Proposed Min. Parcel Size: 0.5

Schedule: G

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

<u>ADOPT</u> a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42682**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVE</u> TENTATIVE PARCEL MAP NO. 36729 and WAIVE the requirement that a parcel map be recorded, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- 1. The project site is designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
- 2. The Tentative Parcel Map proposes two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.5 acres, which are greater than the ½ acre minimum required by the Community Development: Low Density Residential designation.
- 3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) to the north, south, east, and west.
- 4. The zoning for the subject site is Residential Agricultural (R-A).
- 5. The proposed subdivision of 1.16 acres into two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.5 acres is consistent with the required lot area dimensions and development standards set forth in the R-A zone because the proposed parcels exceed the minimum lot size of 20,000 square feet, minimum width of 100 feet, and minimum depth of 150 feet.
- 6. The project site is surrounded by properties which are zoned One-Family Dwellings 20,000 Sq. Ft. Minimum (R-1-20000) to the north, Residential Agricultural 20,000 Sq. Ft. Minimum to the west, and Residential Agricultural (R-A) to the south and east.
- 7. Single family residences and vacant land are located within the project vicinity.
- 8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 9. This project is within the City Sphere of Influence of Riverside. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Riverside on May 8,

2014 with a request for comments. No comments have been received from the City staff regarding this project. Therefore, the County has complied with the requirements for the MOU.

- 10. This land division is located within a very high fire hazard severity zone.
- 11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by requiring residences to have a fire sprinkler system installed, providing for blue dot reflectors within streets, and meeting fire hydrant spacing requirements.
- 12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- 13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standard, by providing for blue dot reflectors within streets, meeting fire hydrant spacing requirements, and requiring residences to have a fire sprinkler system installed.
- 14. According to Ordinance No. 460 Section 6.5.d, upon the request of the land divider, the Planning Director may waive the requirement that a parcel map be recorded if the Planning Director finds that the proposed land division complies with the requirement as to: 1. Area; 2. Improvement and design; 3. Flood water drainage control; 4. Appropriate improved public roads; 5. Sanitary disposal facilities; 6. Water supply availability; 7. Environmental protection and; 8. Adequate existing survey control. The project meets these requirements because the project meets the minimum lot size requirement, there are existing flood control facilities, there is an existing improved road, sanitary facilities and water supply are available, there are no environmental protection concerns, and the land has been previously surveyed by a civil engineer.
- The proposed subdivision meets the minimum Schedule "G" parcel map division requirements: 15.
 - a. The project is located adjacent to Old Fashion Way. According to the Transportation Department adequate right-of-way exists per TR20612.
 - b. All parcels under this subdivision receive domestic water from the City of Riverside.
 - c. According to the Fire Department, the project has met the requirement for fire hydrant location and capacity.
 - d. According to the Environmental Health Department, the proposed Parcel 1 has an existing new Onsite Wastewater Treatment System and a soil percolation test was performed for the proposed Parcel 2.
- 16. Environmental Assessment No. 42682 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Geology/Soils
 - c. Hazards & Hazardous Materials

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

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Residential Agricultural (R-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The proposed project is consistent with the Schedule G map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
- 4. The public's health, safety, and general welfare are protected through project design.
- 5. The proposed project is clearly compatible with the present and future logical development of the area.
- 6. The proposed project will not have a significant effect on the environment.
- 7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

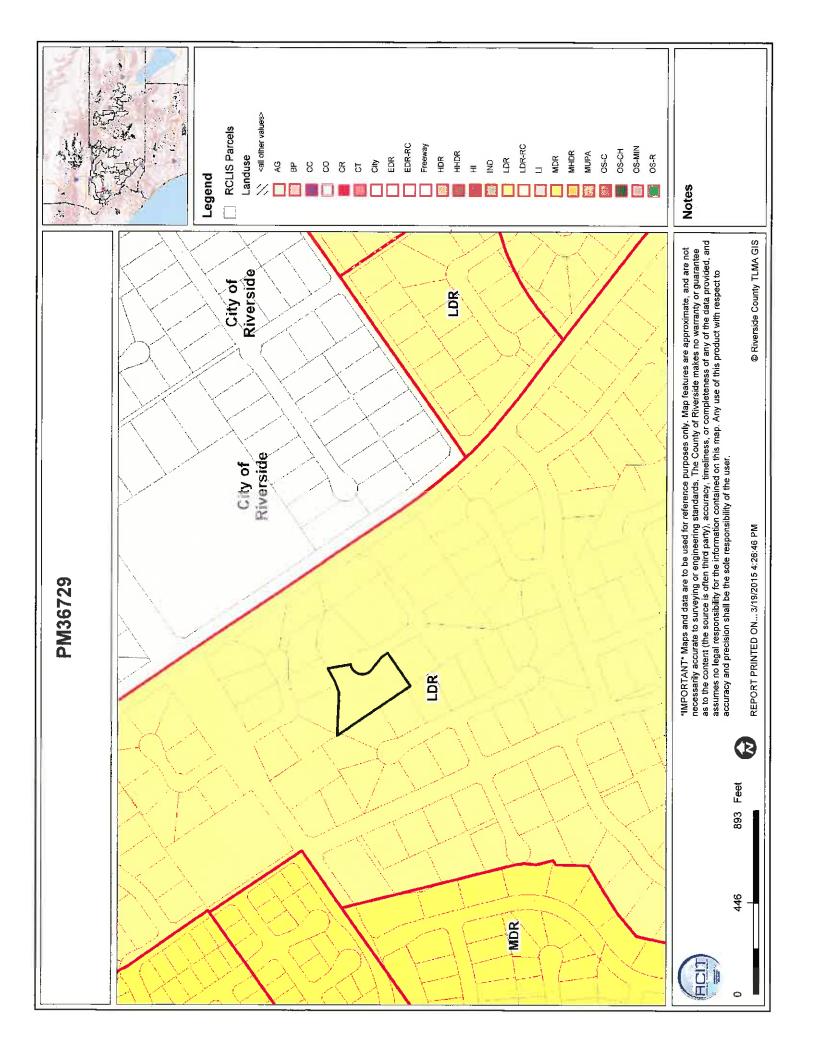
- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A Fault Zone: or.
 - b. A Flood Zone.
- 3. The project site is located within:
 - a. A High Fire Area;
 - b. The City of Riverside sphere of influence;
 - c. The boundaries of the Alvord Unified School District:
 - d. An area susceptible to subsidence;
 - e. An area with high liquefaction potential; and,
 - f. The Stephens Kangaroo Rat Fee Area.
- 4. The subject site is currently designated as Assessor's Parcel Number 136-350-024.

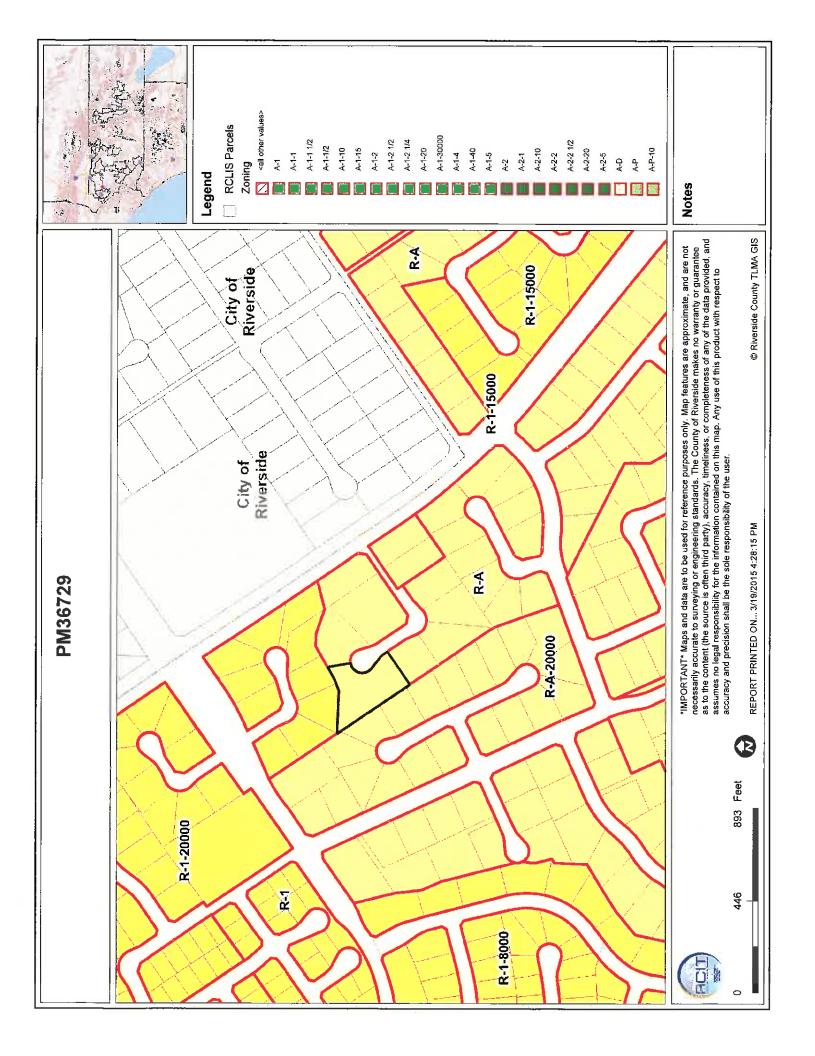
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Date Prepared: 06/05/14 Date Revised: 04/02/15

hydrographylines INTERCHANGE RCLIS Parcels City Boundaries City Boundaries INTERSTATE OFFRAMP ONRAMP waterbodies USHWY roadsanno highways Rivers Lakes HWY counties Cities cities Legend Notes © Riverside County TLMA GIS *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. Riverside City of City of Riverside REPORT PRINTED ON... 3/24/2015 11:29:37 AM PM36729 **(2)** 418 Feet 203 HOT





& Bart Stryker 3/1/14 G. BART STRYKER, RCE 13195, EXP 3/31/15



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

Environmental Assessment (E.A.) Number: 42682

Project Case Type (s) and Number(s): Tentative Parcel Map No. 36729

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Damaris Abraham **Telephone Number:** (951) 955-5719 Applicant's Name: David Hall

Applicant's Address: 4680 Pedley Avenue, Norco, CA 92860

Engineer's Name: Bart Stryker

Engineer's Address: 1450 N. Tustin Avenue, Suite 200, Santa Ana, CA 92705

I. PROJECT INFORMATION

A. Project Description:

The Tentative Parcel Map is a Schedule G subdivision of 1.29 acres into two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.5 acres.

- **B.** Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy .
- C. Total Project Area: 1.29 Gross Acres

Residential Acres: 1.29

Lots: 2

Units:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 136-350-024

- E. Street References: Northerly of Dufferin Avenue, southerly of Victoria Avenue, easterly of Lyon Avenue, and westerly of La Sierra Avenue.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 6 West, Section 25
- G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant except for a single family residence that is currently under construction (BRS140031); surrounding land uses include vacant and single family residences to the north, south, east and west.

APPLICABLE GENERAL PLAN AND ZONING REGULATIONS II.

A. General Plan Elements/Policies:

- Land Use: The proposed project meets the requirements of the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
- 2. Circulation: Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all 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 a high fire hazard area and a high liquefaction area. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise: Sufficient mitigation against any foreseeable noise sources in the area 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 proposed project meets all applicable Housing Element Policies.
- **7.** Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): Lake Mathews/Woodcrest
- C. Foundation Component(s): Community Development
- D. Land Use Designation(s): Low Density Residential (LDR) (½ Acre Minimum)
- E. Overlay(s), if any: Not Applicable
- F. Policy Area(s), if any: Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum).
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: Not Applicable
 - 2. Specific Plan Planning Area, and Policies, if any: Not Applicable
- I. Existing Zoning: Residential Agricultural (R-A)
- J. Proposed Zoning, if any: Not Applicable
- K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One-Family Dwellings 20,000 Sq. Ft. Minimum (R-1-20000) to the north, Residential Agricultural 20,000 Sq. Ft. Minimum to the west, and Residential Agricultural (R-A) to the south and east

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

	incorporated" as indicated by the	checklist off the following pages.	
	 ☐ Aesthetics ☐ Agriculture & Forest Resources ☐ Air Quality ☐ Biological Resources ☐ Cultural Resources ☐ Geology / Soils ☐ Greenhouse Gas Emissions 	 ☐ Hazards & Hazardous Materials ☐ Hydrology / Water Quality ☐ Land Use / Planning ☐ Mineral Resources ☐ Noise ☐ Population / Housing ☐ Public Services 	 ☐ Recreation ☐ Transportation / Traffic ☐ Utilities / Service Systems ☐ Other: ☐ Other: ☐ Mandatory Findings of Significance
	IV. DETERMINATION		
	PREPARED	AL IMPACT REPORT/NEGATIVE ct COULD NOT have a significant e	
	☑ I find that although the propose will not be a significant effect in the have been made or agreed to by will be prepared.	sed project could have a significant is case because revisions in the prothe project proponent. A MITIGAT	ject, described in this document, ED NEGATIVE DECLARATION
	ENVIRONMENTAL IMPACT REP	oject MAY have a significant effections. PORT is required.	ct on the environment, and an
	☐ I find that although the proposed NEW ENVIRONMENTAL DOCU effects of the proposed project Declaration pursuant to applicable	IMPACT REPORT/NEGATIVE DEcorpsed project could have a significant MENTATION IS REQUIRED because have been adequately analyzed legal standards, (b) all potentially seeming the standards of the significant in the standards of the standards of the significant in the standards of t	nt effect on the environment, NO use (a) all potentially significant in an earlier EIR or Negative ignificant effects of the proposed
	proposed project will not result in EIR or Negative Declaration, (d) the environmental effects identified in mitigation measures have been become feasible.	any new significant environmental e he proposed project will not substan the earlier EIR or Negative Declarat identified and (f) no mitigation m	tially increase the severity of the tion, (e) no considerably different neasures found infeasible have
	proposed project will not result in EIR or Negative Declaration, (d) the environmental effects identified in mitigation measures have been become feasible. I find that although all potent EIR or Negative Declaration pursued necessary but none of the conduction exist. An ADDENDUM to a previous property in the conduction of the conduction of the conduction.	any new significant environmental en the proposed project will not substant the earlier EIR or Negative Declarate identified and (f) no mitigation materially significant effects have been a suant to applicable legal standards, itions described in California Code iously-certified EIR or Negative Dec	effects not identified in the earlier stially increase the severity of the stion, (e) no considerably different neasures found infeasible have dequately analyzed in an earlier some changes or additions are of Regulations, Section 15162
	proposed project will not result in EIR or Negative Declaration, (d) the environmental effects identified in mitigation measures have been become feasible. I find that although all potent EIR or Negative Declaration pursuancessary but none of the condiexist. An ADDENDUM to a previous of the considered by the approving I find that at least one of the tight of the project of the	any new significant environmental enterproposed project will not substant the earlier EIR or Negative Declarate identified and (f) no mitigation mutially significant effects have been a suant to applicable legal standards, itions described in California Code iously-certified EIR or Negative Declarated by the conditions described in California Code iously-certified EIR or Negative Declarated by the conditions described in California conly minor additions or changes are lect in the changed situation; there the conditions of the conditions of the conditions of the changed situation; there are conditions or changes are lect in the changed situation; there are conditions of the change of	effects not identified in the earlier stially increase the severity of the tion, (e) no considerably different neasures found infeasible have dequately analyzed in an earlier some changes or additions are of Regulations, Section 15162 claration has been prepared and a Code of Regulations, Section necessary to make the previous fore a SUPPLEMENT TO THE tain the information necessary to California Code of Regulations,

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.

Sand Abelan	March 23, 2015
Signature	Date
Damaris Abraham	For Steve Weiss, AICP, Planning Director
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?				
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?				
Source: Riverside County General Plan Figure C-9 "Scenic	Highways"			
Findings of Fact:				
a) The General Plan indicates that the project is not located corridor; therefore, the project will have no significant impact.		ible from a d	designated	scenic
b) The proposed project will not substantially damage scenic trees, rock outcroppings and unique or landmark features, op exist on the project site. Additionally, the project will not r offensive site open to public view. The project will be developed Standards and Guidelines and therefore will not create an ae	en to the puresult in the oped pursua	ublic, as these creation of ant to the Co	se features f an aesthe ountywide I	do not etically
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				
Source: GIS database, Ord. No. 655 (Regulating Light Pollu	tion)			
Findings of Fact:				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) According to the GIS Database, the project is located Ordinance No. 655 and the 30-mile radius defined by the Lighting Areas, and, therefore, is not subject to any spe Palomar Observatory	General Pla	n as the Mt.	Palomar S	pecial
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			\boxtimes	
b) Expose residential property to unacceptable light levels?			\boxtimes	
Source: On-site Inspection, Project Application Description Findings of Fact:				
Findings of Fact: a-b) The parcels created by this tentative map will ultimate similar in character with any surrounding residential devanticipated to create a significant new source of light or residential properties to unacceptable light levels. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	elopment. ⁻ r glare in t	Therefore, th	ne project	is not
Findings of Fact: a-b) The parcels created by this tentative map will ultimate similar in character with any surrounding residential devanticipated to create a significant new source of light or residential properties to unacceptable light levels. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. AGRICULTURE & FOREST RESOURCES Would the project A. 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	elopment. ⁻ r glare in t	Therefore, th	ne project	is not
Findings of Fact: a-b) The parcels created by this tentative map will ultimate similar in character with any surrounding residential devanticipated to create a significant new source of light or residential properties to unacceptable light levels. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. AGRICULTURE & FOREST RESOURCES Would the project and the project	elopment. ⁻ r glare in t	Therefore, th	ne project	is not jacent
Findings of Fact: a-b) The parcels created by this tentative map will ultimate similar in character with any surrounding residential devanticipated to create a significant new source of light or residential properties to unacceptable light levels. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. AGRICULTURE & FOREST RESOURCES Would the project. 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	elopment. ⁻ r glare in t	Therefore, th	ne project	is not jacent

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
Source: Riverside County General Plan Figure OS-2 "Agr No. 509 (Agricultural Preserves), and Project Application Ma		sources," Gl	S databas	e, Ord.		
Findings of Fact:						
 a) The project is located on a land designated as "Urban-Bu the County GIS database. Therefore, the proposed project Farmland, or Farmland of Statewide Importance to non-agric 	will not con					
b) The project is not located within an Agricultural Prese therefore, no impact will occur as a result of the proposed pro		er a William	son Act co	ontract;		
c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.						
d) The project will not involve other changes in the existing enature, could result in conversion of Farmland, to non-agricu		which, due t	o their loca	ation or		
Mitigation: No mitigation measures are required.						
Monitoring: No monitoring measures are required.						
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?						
b) Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes		
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?						
Source: Riverside County General Plan Figure OS-3 "Par Project Application Materials."	rks, Forests	and Recrea	ation Areas	s," and		
Findings of Fact:						
a) The project is not located within the boundaries of a for Code section 12220(g)), timberland (as defined by Publimberland zoned Timberland Production (as defined by Gov proposed project will not impact land designated as forest Timberland Production.	olic Resource t. Code sec	ces Code s tion 51104(g	ection 452	26), or ore, the		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) The project is not located within forest land and will conversion of forest land to non-forest use; therefore, no improject.				
c) The project will not involve other changes in the existing enature, could result in conversion of forest land to non-forest		which, due to	their loca	ition or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?			\boxtimes	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			\boxtimes	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			\boxtimes	
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				\boxtimes
f) Create objectionable odors affecting a substantial number of people?				
Source: SCAQMD CEQA Air Quality Handbook				
<u>Findings of Fact:</u> CEQA Guidelines indicate that a project project violates any ambient air quality standard, contribute violation, or exposes sensitive receptors to substantial pollutation.	es substanti	ally to an ex	air quality disting air	if the quality
a) The project site is located in the South Coast Air Basin Management District (SCAQMD) Governing Board adopted Plan (AQMP) for the SCAB on August 1, 2003. The AQMP air quality. As part of adoption of the County's General Plan 2002051143) analyzed the General Plan growth projection concluded that the General Plan is consistent with the SCA with the County General Plan and would therefore be consistent.	its most red is a plan for in 2003, the ns for cons QMD's AQI	cent Air Quant the regional e General Plaistency with MP. The proj	lity Manag I improven an EIR (SC the AQM ect is con	ement nent of CH No. P and

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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

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

development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.
- e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?		ĻJ		Ш
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)?			\boxtimes	
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 Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident 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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			×	
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
Source: GIS database, WRCMSHCP, Environmental Progra	ıms Divisior	n (EPD) revie	ew.	_

Findings of Fact:

- a) This project is not located within a WRMSHCP Criteria Cell Group, and the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) This project will not 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Regulations (Sections 670.2 or 670.5) or in Title 50, Code (17.12).	of Federal R	egulations (Sections 17	⁷ .11 or
c) This project will not have a substantial adverse emodifications, on any species identified as a candidate, sen regional plans, policies, or regulations, or by the California Wildlife Service.	sitive, or spe	ecial status s	species in le	ocal or
d) The proposed project will not interfere substantially with migratory fish or wildlife species or with established native impede the use of native wildlife nursery sites.				
e) The proposed project will not have a substantial advers sensitive natural community identified in local or regional California Department of Fish and Game or U. S. Fish and V	plans, polici	es, and regu		
f) The proposed project will not have a substantial adverse defined by Section 404 of the Clean Water Act (including coastal, etc.) through direct removal, filling, hydrological inte	g, but not lii	mited to, ma	arsh, verna	
g) The proposed project will not conflict with any local poresources, such as a tree preservation policy or ordinance.	olicies or ord	dinances pro	otecting bio	logical
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
CULTURAL RESOURCES Would the project				
8. Historic Resources a) Alter or destroy an historic site?			\boxtimes	
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	1 1			
Source: Project Application Materials, County Archaeologist	Review			
Findings of Fact:				
a-b) The project site has been previously disturbed. The pro- historic structures. Since ground disturbance has already o required for the project, the likelihood of the project alterin than significant. If, however, during ground disturbing a discovered, all ground disturbances shall halt until a mee	ccurred, and g or destroy activities, un eting is held	d no significa ving historic ique historic i between th	ant disturba resources al resource	ance is is less es are er and

<u>Mitigation:</u> No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
Archaeological Resources a) Alter or destroy an archaeological site.			\boxtimes	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?			\boxtimes	
c) Disturb any human remains, including those interred outside of formal cemeteries?			\boxtimes	
d) Restrict existing religious or sacred uses within the potential impact area?				\boxtimes
Source: Project Application Materials, County Archaeologis	t Review			
Findings of Fact:				
and no significant disturbance is required for the project, destroying an archaeological site is less than significant. activities, unique archaeological resources are discovered, meeting is held between the developer, archaeologist, and in the significance of the find. (COA 10.PLANNING.2) This is mitigation for CEQA purposes. Therefore, the impact is constituted in the subject to State Health and Safety Code Section 7050.5 ground disturbing activities. (COA 10.PLANNING.1) This is mitigation for CEQA purposes. Therefore, the impact is constituted in the project will not restrict existing religious or sacred therefore, there is no significant impact.	If, hower all ground Native Americal standard sidered less if human residered less idered less idered less idered less	ver, during g disturbances rican represe condition ar than signific human rem emains are d condition ar than signific	ground distantative to do not constant. ains. The discovered and not constant.	turbing until a liscuss sidered project during sidered
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				
Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				
Source: Riverside County General Plan Figure OS-8 "Pale Review	eontological	Sensitivity",	County Ge	ologist
Findings of Fact:				
a) The site is mapped in the County's General Plan as he resources (fossils). The proposed project site/earthmoving				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resource. With incorporation of the recommended mitiga than significant impact on paleontological resources.	tion measur	es, the proje	ect will hav	e less
Mitigation: Prior to the issuance of grading permits, a Pal Program (PRIMP) shall be submitted and approve 60.PLANNING.21) A copy of the Paleontological Monito operations at this site shall be submitted to the County G (COA 70.PLANNING.2)	d by the oring Repo	County County County	Seologist. for site g	(COA grading
Monitoring: Mitigation monitoring will occur through the Buil	ding and Sa	fety Plan Ch	eck proces	ss.
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones			\boxtimes	
 a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? 		20		
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
Source: Riverside County General Plan Figure S-2 "Earth County Geologist review	quake Fault	Study Zones	s," GIS dat	abase,
Findings of Fact:				
a) The project site is not located within an Alquist-Priolo Ear will not expose people or structures to potential substantial injury, or death. California Building Code (CBC) requireme will mitigate the potential impact to less than significant. A residential development they are not considered mitigati Therefore, the impact is considered less than significant.	adverse effe nts pertainii s CBC requ	ects, includin ng to resider irements are	g the risk on tial develon applicable	of loss, opment e to all
b) The project site is not located within an Alquist-Priolo Ellines are present on or adjacent to the project site. Therefo known fault. Therefore, the impact is considered less than s	re, there is a			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?				
<u>Source:</u> Riverside County General Plan Figure S-3 "G County Geologist review, AAKO preliminary soil investiga		•		
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
subsequent letter dated July 21, 1986, Review by a curren Hawes, letter dated December 17, 2014	t geotechnical	consultant	of record, C	Seorge
Findings of Fact:				
a) According to the letter from George Hawes, dated Dec preliminary soil investigation for the site, the potential moderate. The letter also stated that since mitigation extensively reinforced foundations to a depth of 3-5 fee liquefaction analysis is not necessary. A Geotechnical soil and Safety Grading division for review and approval considered less than significant with mitigation incorporate	for liquefaction measures that the below grounds reports shall (COA 60.BS	on at the s it recomme nd surface, I be submitt	ite is cons nded the l a more d ed to the B	idered use of etailed uilding
Mitigation: A Geotechnical soils reports shall be submitted for review and approval (COA 60.BS GRADE.4)	to the Building	g and Safety	/ Grading d	livision
Monitoring: Mitigation monitoring will occur through the Bu	uilding and Saf	fety Plan Ch	eck proces	S.
13. Ground-shaking Zone Be subject to strong seismic ground shaking?			\boxtimes	
Source: Riverside County General Plan Figure S-4 "Eart Figures S-13 through S-21 (showing General Ground Shake Findings of Fact:				o," and
There are no known active or potentially active faults that within an Alquist-Priolo Earthquake Fault Zone. The princi is ground shaking resulting from an earthquake occurrin active faults in Southern California. California Building development will mitigate the potential impact to less that applicable to all development, they are not considered mitigate.	pał seismic ha g along sever Code (CBC) han significant	zard that co al major ac requireme t. As CBC	ould affect t tive or pote nts pertain requiremer	he site entially ling to lits are
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslide, later spreading, collapse, or rockfall hazards?	ot,			
Source: Riverside County General Plan Figure S-5 "Re	egions Underl	ain by Stee	p Slope", (County
Geologist review				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The project site is relatively flat and according to Figure with slopes less than 15%; therefore, there is no poter surrounding area does not consist of rocky terrain therefore hazards. The project will have no significant impact.	itial for land	Islides. The	project sit	te and
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				
Source: GIS database, Riverside County General Plan Fig County Geologist review	gure S-7 "Do	cumented S	Subsidence	Areas"
Findings of Fact:				
a) The project site is located in an area susceptible to documented areas of subsidence. California Building development will mitigate the potential impact to less that applicable to all development, they are not considered mitigate.	Code (CBC in significant) requireme t. As CBC	ents pertair requiremen	ning to nts are
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche mudflow, or volcanic hazard? 	,			
Source: Project Application Materials, County Geologist re	view			
a) The project site is not located near large bodies of water project site is not subject to geologic hazards, such as seich				ore, the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
17. Slopes a) Change topography or ground surface relie features?	f \Box			\boxtimes
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	r \square			

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?				
Source: Project Application Materials, Building and Safety -	- Grading Re	eview		
Findings of Fact:				
 a) The project will not significantly change the existing topo will follow the natural slopes and not alter any significant ele- site. 				
b) The project will not cut or fill slopes greater than 2:1 or cre	ate a slope	higher than	10 feet.	
c) The project does not result in grading that affects or negat	es subsurfa	ce sewage c	lisposal sys	stems.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
18. Soils a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				
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?				
Source: General Plan figure S-6 "Engineering Geolog Materials, Building and Safety Grading review	gic Materia	ls Map", Pr	oject Appl	ication
Findings of Fact:				
a) The development of the site could result in the loss of to manner that would result in significant amounts of soil erosi Practices (BMPs) would reduce the impact to below a leve than significant.	ion. Implem	entation of E	Best Manag	jement
b) The project may be located on expansive soil; how requirements pertaining to development will mitigate the po CBC requirements are applicable to all development, they implementation purposes.	tential impa	act to less th	an significa	ant. As
c) A soil percolation test has been performed in the northwe Parcel 1 has an existing new Onsite Wastewater Treatment The project does not have soils incapable of supporting use than significant impact.	System (OV	VTS). (COA	60.E HEAL	.TH. 1)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?				
Source: Flood Control District review, Project Application Ma	aterials			
Findings of Fact:				
Standard construction procedures, and federal, state and loc with the site's storm water pollution prevention plan (SWP (BMPs) required under the National Pollution Discharge permit, will minimize potential for erosion during construction amounts of soil material from eroding from the project site waters located downstream. b) The potential for on-site erosion will increase due to grad construction phase. However, BMPs will be implemented for erosion.	PP) and its System (Non. These pand preve	Best Manag NPDES) gen practices will nt deposition xcavating ac	gement Pra eral const keep subs n within red tivities duri	actices ruction stantial ceiving ng the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				
Source: Riverside County General Plan Figure S-8 "Wind E Article XV & Ord. No. 484	Frosion Sus	ceptibility Ma	ap," Ord. N	o. 460,
Findings of Fact:				
a) The site is located in an area of Moderate Wind Erod Element Policy for Wind Erosion requires buildings and structure which are covered by the Universal Building Code. With such an increase in wind erosion and blowsand, either on or off impact.	ctures to be h complian	designed to ce, the project	resist wind ct will not re	l loads esult in
Mitigation: No mitigation measures are required.				

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ENHOUSE GAS EMISSIONS Would the project Greenhouse Gas Emissions (a) Generate greenhouse gas emissions, either directly adirectly, that may have a significant impact on the comment? (b) Conflict with an applicable plan, policy or regulation of the purpose of reducing the emissions of inhouse gases? (c) Project application materials (a) Greenhouse Gas Emissions (b) Generate greenhouse gas emissions, either directly indirectly, that may have a significant impact on the conment? (c) Conflict with an applicable plan, policy or regulation of inhouse gases? (c) Project application materials (c) Greenhouse Gas Emissions (d) Generate greenhouse gas emissions, either directly indirectly impact on the construction of reducing the emissions of inhouse gases? (d) Conflict with an applicable plan, policy or regulation of inhouse gases? (d) Conflict with an applicable plan, policy or regulation of inhouse gases? (d) Conflict with an applicable plan, policy or regulation of inhouse gases? (d) Conflict with an applicable plan, policy or regulation of inhouse gases? (d) Conflict with an applicable plan, policy or regulation of inhouse gases? (d) Conflict with an applicable plan, policy or regulation of inhouse gases? (e) Conflict with an applicable plan, policy or regulation of inhouse gases?	ative pa	rcel map do	es not exp	ressly
Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly indirectly, that may have a significant impact on the conment? b) Conflict with an applicable plan, policy or regulation of the purpose of reducing the emissions of inhouse gases? ce: Project application materials ings of Fact: the proposed project is a land subdivision creating two (2) reacres and parcel 2 being 0.5 acres. Approval of this tents orize the construction of any buildings; however, construction	ative pa	rcel map do	th parcel 1	ressly
directly, that may have a significant impact on the conment? Conflict with an applicable plan, policy or regulation of the purpose of reducing the emissions of enhouse gases? Coe: Project application materials Ings of Fact: The proposed project is a land subdivision creating two (2) reacres and parcel 2 being 0.5 acres. Approval of this tental porize the construction of any buildings; however, construction	ative pa	rcel map do	th parcel 1	ressly
oted for the purpose of reducing the emissions of nhouse gases? ce: Project application materials ings of Fact: ne proposed project is a land subdivision creating two (2) reacres and parcel 2 being 0.5 acres. Approval of this tenta orize the construction of any buildings; however, construction	ative pa	rcel map do	th parcel 1	ressly
ings of Fact: ne proposed project is a land subdivision creating two (2) reacres and parcel 2 being 0.5 acres. Approval of this tenta orize the construction of any buildings; however, construction	ative pa	rcel map do	es not exp	ressly
ne proposed project is a land subdivision creating two (2) reacres and parcel 2 being 0.5 acres. Approval of this tents orize the construction of any buildings; however, construction	ative pa	rcel map do	es not exp	ressly
acres and parcel 2 being 0.5 acres. Approval of this tenta orize the construction of any buildings; however, construction	ative pa	rcel map do	es not exp	ressly
ficant sufficient to warrant quantitative or qualitative GH ornia Air Pollution Control Officers Association (CAPCOA) proper year of GHG emissions threshold for residential and conton threshold is to capture 90% of all new residential and COA's threshold was based on the amount of GHG emission lential units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California units, which accounts for 84% of the projects in California uni	roposed ommercions assifornia. ce projectes of stores of emissifor CAF	a very aggreral projects. hercial developments of appropriate of appropriate of appropriate of a proposed on a second of a proposed on a proposed on a second of a proposed on a propose	The intent opment pro 50 singled threshold oximately 3 feet, but to quantified by this pelow the 9 fel. The imp	metric of the ojectsfamily would \$5,000 would fy and project 00-ton pact is
ne project does not conflict with a plan, policy or regulation nhouse gases. This project does not conflict with the rec idered less than significant.				
ation: No mitigation measures are required.				
toring: No monitoring measures are required.				
ARDS AND HAZARDOUS MATERIALS Would the project				
Hazards and Hazardous Materials) Create a significant hazard to the public or the comment through the routine transport, use, or disposal			\boxtimes	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
Source: Project Application Materials				
Findings of Fact:				
a-b) During construction of the proposed project, there is a construction-related products although not in sufficient quant and the environment. The proposed project will not create a Impacts would be less than significant.	ity to pose	a significant	hazard to	people
c) The project has been reviewed by the Riverside County and will not impair implementation of or physically interfere w or an emergency evacuation plan.	•		~ /	,
d) The project will not emit hazardous emissions or handle has substances, or waste within one-quarter mile of an existing of			ardous ma	terials,
e) The project is not located on a site which is included on a pursuant to Government Code Section 65962.5 and, as a resto the public or the environment.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Airports a) Result in an inconsistency with an Airport Master Plan?	. 🗀			
b) Require review by the Airport Land Use Commission?		. 🔲		\boxtimes
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				
Source: Riverside County General Plan Figure S-19 "Airpor	t Locations,	" GIS databa	ise	
Findings of Fact:				
 a) The project site is not located within the vicinity of any project will not result in an inconsistency with an Airport Mast 		private airpo	ort; therefo	re, the
b) The project site is not located within the vicinity of any prequire review by the Airport Land Use Commission.	oublic or pri	vate airport;	therefore v	will not
c) The project is not located within an airport land use plan a people residing or working in the project area.	and would n	ot result in a	safety haz	ard for
d) The project is not within the vicinity of a private airstrip, o hazard for people residing or working in the project area.	r heliport a	nd would not	result in a	safety
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
Source: Riverside County General Plan Figure S-11 Riverside County Fire Department Review	"Wildfire S	ousceptibility,	" GIS dat	abase,
Findings of Fact:				
a) The project is located within a hazardous fire area. Any be land division shall comply with the special construction prov Ordinance No. 787.2. In addition, the project has been continued the fire hydrant spacing requirements, and residential fire space.	isions conta ditioned to	ained in The have blue do	Riverside (t reflectors	County s, meet
00.1 INC.2).				
Mitigation: The project shall have blue dot reflectors, shall me and have residential fire sprinklers (COA 10.FIRE.1, 10.FIRE			ing require	ments,

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?			\boxtimes	
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			\boxtimes	
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			\boxtimes	
g) Otherwise substantially degrade water quality?			\boxtimes	
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?			\boxtimes	
Source: Riverside County Flood Control District Flood Haza Findings of Fact: a) According to the Biverside County Flood Control review				

- a) According to the Riverside County Flood Control review, except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.
- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned with standard water quality conditions of approval.
- c) The proposed project will receive potable water service from the City of Riverside. At this time, the city has not indicated that the addition of two residential lots within their service boundaries would

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	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated		
have the potential to deplete groundwater or interfere with impact is considered less than significant.	groundwat	er recharge	e. Therefo	ore, the
d) The project will not create or contribute runoff water that value planned storm water drainage systems. Therefore, there is no			acity of exis	sting or
e) The project site is not located within a 100-year flood project shall not place housing within a 100-year flood hazard impact.				
f) The project site is not located within a 100-year flood hazar shall not place structures within a 100-year flood hazard a impact.				
g) The proposed project is not anticipated to otherwise substitute substantial degradation of water quality, the project has be any grading or construction permits, to comply with the N System, by developing and implementing a storm water promitoring program and reporting plan for the construction approval and is not considered unique mitigation pursuan considered less than significant.	een condit ational Pol ollution pr site. Thi	ioned prior llutant Disc evention pl s is a stan	to the issua harge Elim an, as we idard cond	ance of nination II as a ition of
h) The project will not include new or retrofitted stormwate				
Practices (BMPs) (e.g. water quality treatment basins, constru- of which could result in significant environmental effects (e.g. i				Ciation
of which could result in significant environmental effects (e.g. i				cration
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required.				eration:
of which could result in significant environmental effects (e.g. i				cration
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				eration)
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 26. Floodplains	ncreased v	ectors and	odors).	
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	ncreased v	ectors and	odors).	
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indicated Suitability has been checked. NA - Not Applicable U - Generally Unsuitable	ncreased v	ectors and	odors).	egree of
of which could result in significant environmental effects (e.g. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indic Suitability has been checked. NA - Not Applicable ☑ U - Generally Unsuitable ☑ a) Substantially alter the existing drainage pattern of	ncreased v	ectors and	odors).	egree of
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indicated Suitability has been checked. NA - Not Applicable U - Generally Unsuitable	ncreased v	ectors and	odors). opriate De R - Restri	egree of
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indice Suitability has been checked. NA - Not Applicable ☑ U - Generally Unsuitable ☑ a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would	ncreased v	ectors and	odors). opriate De R - Restri	egree of
of which could result in significant environmental effects (e.g. in Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indical Suitability has been checked. NA - Not Applicable ✓ U - Generally Unsuitable ✓ a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	ncreased v	ectors and	odors). opriate De R - Restri	egree of
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indice Suitability has been checked. NA - Not Applicable ☑ U - Generally Unsuitable ☑ a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would	ncreased v	ectors and	odors). opriate De R - Restri	egree of
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indice Suitability has been checked. NA - Not Applicable ✓ U - Generally Unsuitable ✓ a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? b) Changes in absorption rates or the rate and amount of surface runoff? c) Expose people or structures to a significant risk of	ncreased v	ectors and	odors). opriate De R - Restri	egree of
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indice Suitability has been checked. NA - Not Applicable □ U - Generally Unsuitable □ a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? b) Changes in absorption rates or the rate and amount of surface runoff? c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as	ncreased v	ectors and	odors). opriate De R - Restri	egree of
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indice Suitability has been checked. NA - Not Applicable U - Generally Unsuitable a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? b) Changes in absorption rates or the rate and amount of surface runoff? c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	ncreased v	ectors and	odors). opriate De R - Restri	egree of
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. Monitoring: No monitoring measures are required. 26. Floodplains Degree of Suitability in 100-Year Floodplains. As indice Suitability has been checked. NA - Not Applicable ☑ U - Generally Unsuitable ☑ a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? b) Changes in absorption rates or the rate and amount of surface runoff? c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation)	ncreased v	ectors and	odors). opriate De R - Restri	egree of

	Potentially Significant	Less than Significant	Less Than	No Impact
	Impact	with Mitigation Incorporated	Significant Impact	impact
Source: Riverside County General Plan Figure S-9 "100- and S-10 "Dam Failure Inundation Zone," Riverside County Floo Condition, GIS database				
Findings of Fact:				
a) The project will not substantially alter the existing drainage through the alteration of the course of a stream or river, or subsurface runoff in a manner that would result in flooding on- or	stantially i			
b) The project will not substantially change absorption rates or	the rate a	nd amount o	of surface ru	unoff.
c) The project will not place housing within a 100-year flood Flood Hazard Boundary or Flood Insurance Rate Map or other				federal
d) The project will not cause changes in the amount of surface	water in a	ny water bo	dy.	
Mitigation: No mitigation measures are necessary.				
Monitoring: No monitoring measures are necessary.				
LAND USE/PLANNING Would the project				
a) Result in a substantial alteration of the present or planned land use of an area?			\boxtimes	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?			\boxtimes	
Source: Riverside County General Plan, GIS database, Proje	ect Applicat	tion Material	ls	
Findings of Fact:				
a) The Tentative Parcel Map is a Schedule G subdivision of 1 with parcel 1 being 0.7 acres and parcel 2 being 0.5 acres Designation and the existing zoning classification, Resident residential uses. Therefore, the proposed project will not alte impacts are anticipated.	. The exis	ting Genéra tural (R-A),	al Plan Lar are intend	nd Use led for
b) The project is located within the City of Riverside sphe transmitted to the City of Riverside. No information provide would affect land uses within Riverside or adjacent city or col less than significant.	d suggest	ed that the	proposed	project
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
00 BI						
28. Planning a) Be consistent with the site's existing or proposed zoning? 						
b) Be compatible with existing surrounding zoning?			\boxtimes			
c) Be compatible with existing and planned surrounding land uses?			\boxtimes			
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?			\boxtimes			
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?						
Source: Riverside County General Plan Land Use Element,	Staff review	v, GIS datab	ase			
Findings of Fact:						
 a) The proposed project is currently zoned Residential Agricultural (R-A). The development, subdivision of 1.29 acres into two (2) residential parcels with 0.7 acres and 0.5 acres respectively, is consistent with the standards for the zone. The project will have no significant impact. b) The site is surrounded by land which is zoned One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the north, Residential Agricultural – 20,000 Sq. Ft. Minimum to the west, and Residential 						
Agricultural (R-A) to the south and east. Therefore, the existing surrounding zoning. The project will have no signific	proposed p					
c) Vacant land and single family residences exist within proposes residential uses which are compatible with the curr				project		
d) The land use designation for the proposed project site is Residential (CD: LDR) (½ Acre Minimum). The project is project is parcels with parcel 1 being 0.7 acres and project is consistent and will not result in an alteration of the No impacts will be anticipated.	roposing to arcel 2 bei	subdivide 1. ng 0.5 acres	29 acres in 3. Therefo	nto two re, the		
e) The project will not disrupt or divide the physical arrangem	ent of an es	stablished co	mmunity.			
Mitigation: No mitigation measures are required.						
Monitoring: No monitoring measures are required						
MINERAL RESOURCES Would the project						
 29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the 				\boxtimes		
residents of the State? b) Result in the loss of availability of a locally-important						

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general				
plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?				\boxtimes
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				
Source: Riverside County General Plan Figure OS-5 "Minera	al Resource	s Area"		
Findings of Fact:				
undetermined. The General Plan identifies policies that e operations and for appropriate management of mineral exconstitute a loss of availability of a known mineral resource encroach on existing extraction. No existing or abandone surrounding the project site. The project does not propose a Any mineral resources on the project site will be unavailable project will not result in the permanent loss of significant mineral resources.	traction. A would incled quarries any mineral for the life	significant in ude unmana or mines of extraction of e of the proj	mpact that iged extrac exist in the n the proje	would tion or area ct site.
b) The project will not result in the loss of availability of a known or designated by the State that would be of value to the reproject will not result in the loss of availability of a locally indelineated on a local general plan, specific plan or other land	egion or the important m	e residents	of the State	e. The
c) The project will not be an incompatible land use located acarea or existing surface mine.	djacent to a	State classif	fied or desig	gnated
d) The project will not expose people or property to hazard quarries or mines.	s from prop	oosed, existi	ng or aban	doned
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
NOISE Would the project result in				
Where indicated below, the appropriate Noise Acceptability R NA - Not Applicable C - Generally Unacceptable D - Land Use Discourage			ked. ionally Acce	eptable
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA 🖂 A 🗎 B 🔲 C 🔲 D 🔲				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA B C D	1 1			
Source: Riverside County General Plan Figure S-19 "Airpo Facilities Map	ort Locations	s," County of	Riverside .	Airport
Findings of Fact:				
 a) The project site is not located within an airport land use or public use airport that would expose people residing on the 				
b) The project is not located within the vicinity of a private on the project site to excessive noise levels.	airstrip that	would expos	e people re	esiding
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Railroad Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				
Source: Riverside County General Plan Figure C-1 "Country Inspection	Circulation F	Plan", GIS o	łatabase, (On-site
<u>Findings of Fact</u> : The project site is not located adjacent result of the proposed project.	to a rail lin	e. No impad	ts will occu	ır as a
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Highway Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The project site is located adjacent to proposes the creation of two (2) residential parcels which Some road noise will be audible from the site but it would not to the project. The project will have a less than significant in	are similar ot contribute	to the neigh	boring prop	perties.
Mitigation: No mitigation measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise NA B C D				
Source: Project Application Materials, GIS database				
<u>Findings of Fact</u> : No additional noise sources have been contribute a significant amount of noise to the project. There				would
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? 				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				
Source: Riverside County General Plan, Table N-1 ("Land Exposure"); Project Application Materials	d Use Com	oatibility for (Community	Noise
Findings of Fact:				
a) Although the project will increase the ambient noise construction, and the general ambient noise level will incre impacts are not considered significant.				
b) All noise generated during project construction and the c County's noise standards, which restricts construction (short levels. The project will have a less than significant impact.				
c-d) The project would not expose persons to or generation established in the local General Plan or noise ordinance, or expose persons to or generation of excessive ground-born. The project will have a less than significant impact.	applicable s	standards of	other agen	cies or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population projections?				
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: Project Application Materials, GIS database, Filedians of Fast	Riverside C	ounty Gener	ral Plan H	ousing
Findings of Fact:				
a) The project will not necessitate the construction or replace project currently has an existing single family residence on the existing housing will occur.		_		_
b) The project will not create a demand for additional laccommodated on the housing market and any developm General Plan.				
c) The proposed project will not displace substantial construction of replacement housing elsewhere. No impacts			necessitatir	ng the
d) The site is not located in a County Redevelopment Area.				
e) The project will not cumulatively exceed official regional or	local popul	lation project	ions.	
f) The project will not induce substantial population growth in	the area.			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would the project result in substantial the provision of new or physically altered government faultered governmental facilities, the construction of which impacts, in order to maintain acceptable service ration objectives for any of the public services:	acilities or th ch could car	e need for no use significan	ew or phy nt environ	ysically mental
36. Fire Services				
Source: Riverside County General Plan Safety Element				
Findings of Fact: The project area is serviced by the Rivers significant effects will be mitigated by the payment of star project will not directly physically alter existing facilities or Any construction of new facilities required by the cumula have to meet all applicable environmental standards. The No. 659 to mitigate the potential effects to fire services. (Condition of Approval and pursuant to CEQA is not consider	ndard fees to result in the itive effects o project shall o COA 10.PLA	the County of construction of surrounding comply with County NNING.13) The county of t	f Riversid of new far projects ounty Ord	e. The cilities. would inance
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
37. Sheriff Services				
Source: Riverside County General Plan				
Findings of Fact: The proposed area is serviced by the F proposed project would not have an incremental effect on vicinity of the project area. Any construction of new facilities project and surrounding projects would have to meet all project shall comply with County Ordinance No. 659 to mitig (COA 10.PLANNING.13) This is a standard Condition of considered mitigation.	the level of ses required by applicable egate the pote	heriff services y the cumulation environmental ntial effects to	s provided ve effects standard sheriff se	in the of this s. The rvices.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
38. Schools				
Source: Alvrod Unified School District correspondence, G	IS database			
Findings of Fact: The project will not physically alter exist new or physically altered facilities. The proposed project in District. Any construction of new facilities required by the surrounding projects would have to meet all applicable of been conditioned to comply with School Mitigation Impact of	is located wit he cumulativ environmenta	hin the Alvroo e effects of t l standards.	d Unified (this proje This proje	School ct and ct has

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
to school services. (COA 80.PLANNING.7) This is a standa CEQA, is not considered mitigation.	ard Condition	n of Approva	al and purs	uant to
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries				
Source: Riverside County General Plan				
services. The project will not require the provision of new of Any construction of new facilities required by the cumulated have to meet all applicable environmental standards. This policy No. 659 to mitigate the potential effects to library services standard Condition of Approval and pursuant to CEQA is not Mitigation: No mitigation measures are required.	ive effects o roject shall o es. (COA	of surroundir comply with (10.PLANNII	ng projects County Ord	would linance
Monitoring: No monitoring measures are required.				
40. Health Services			\boxtimes	
Source: Riverside County General Plan Findings of Fact: The proposed project would not cause located within the service parameters of County health ce existing facilities or result in the construction of new or phave no impact. Any construction of new facilities required and surrounding projects would have to meet all applicable of	nters. The p nysically alte I by the cun	roject will ne red facilities nulative effe	ot physical s. The projects of this	ly alter ect will
Mitigation: No mitigation measures are required.		ai stailualus	•	
Monitoring: No monitoring measures are required.				
RECREATION 41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 				\boxtimes
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com- munity Parks and Recreation Plan (Quimby fees)?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Source</u> : GIS database, Ord. No. 460, Section 10.35 (Recreation Fees and Dedications), Ord. No. 659 (Estab Open Space Department Review				
Findings of Fact:				
a) The project will not include recreation facilities or recreational facilities which might have an adverse physic	•			sion of
b) The project will not include the use of existing neighboractions in such that substantial physical deterioration of			other recre	ational
c) The project site is not located within a C.S.A. or re Parks and Recreation Plan (Quimby fees). Impacts are of				munity
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
42. Recreational Trails				
Findings of Fact: The proposed project has not incorporate project will have no impacts recreational trails. Mitigation: No mitigation measures are required. Monitoring: No mitigation measures are required.	orated any trails	into its des	ign; therefo	ere, the
- · · · · · · · · · · · · · · · · · · ·				
TRANSPORTATION/TRAFFIC Would the project 43. Circulation a) Conflict with an applicable plan, ordinance or po establishing a measure of effectiveness for performance of the circulation system, taking into accoall modes of transportation, including mass transit and n motorized travel and relevant components of the circulat system, including but not limited to intersections, street highways and freeways, pedestrian and bicycle paths, a mass transit?	the unt on- ion ets,			
b) Conflict with an applicable congestion managem program, including, but not limited to level of serv standards and travel demand measures, or other standards established by the county congestion management age for designated roads or highways?	rice ^{LL} rds			
c) Result in a change in air traffic patterns, include either an increase in traffic levels or a change in locat that results in substantial safety risks?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?				\square
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?			\boxtimes	
g) Cause an effect upon circulation during the project's construction?			\boxtimes	
h) Result in inadequate emergency access or access to nearby uses?				\boxtimes
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?				

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
44. Bike Trails				\boxtimes
Source: Riverside County General Plan, Figure C-7				
<u>Findings of Fact</u> : The proposed project has not incorporate project will have no impacts bike trails.	ed any trails	into its desi	gn; therefo	re, the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
UTILITY AND SERVICE SYSTEMS Would the project				·
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
a) The project will be served by the City of Riverside with v of Environmental Health has reviewed this project. The prothe construction of new water treatment facilities or expansion which would cause significant environmental effects.	ject does r	not require o	r will not re	sult in
b) There is a sufficient water supply available to serve the resources. This project has been conditioned to comply with Department of Environmental Health.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would cause significant environmental effects?		.		
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
Source: Department of Environmental Health (DEH) Review	,			
Findings of Fact:				
a-b) The project proposes to utilize an Onsite Wastewater 1 test has been performed in the northwest portion of the p existing new Onsite Wastewater Treatment System (OWTS) shall submit to DEH for review a detailed plot plan sho subsurface sewage disposal system. (COA 80.E HEALTH. 1) and pursuant to CEQA is not considered mitigation. The significant impact.	oroposed For a composed For a compos	Parcel 2 and E HEALTH. ixtures servi	Parcel 1 1) The apoint the production of A	has an oplicant oposed pproval
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
47. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			\boxtimes	
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				
Source: Riverside County General Plan, Riverside correspondence	County	Waste M an	agement	District
Findings of Fact:				
a) The project will not substantially alter existing or future disposal services. The landfill that will serve the project has project's anticipated solid waste disposal needs.				
b) The development will comply with federal, state, and loca wastes (including the CIWMP- County Integrated Waste Man			ns related	to solid
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the const environmental effects? a) Electricity? b) Natural gas? c) Communications systems? d) Storm water drainage? e) Street lighting? f) Maintenance of public facilities, including roads?				
g) Other governmental services?			\boxtimes	
a-g) The project will not require or result in the construence expansion of existing community utility facilities. Implementation incremental system capacity demand for energy systems drainage systems, street lighting systems, maintenance potentially other governmental services. These impacts are the availability of existing public facilities such as drainage treatment systems that support local systems. The applicarrangements with each utility provider to ensure each utilities. Mitigation: No mitigation measures are required.	entation of s, communi of public for considered e facilities a ant or appli	the project cation syste acilities, inclines than signd wastewat cant-in-succe	will result ms, storm uding road nificant batter collections see sor shall	in an water ls and sed on and make
Monitoring: No monitoring measures are required.				
Energy Conservation a) Would the project conflict with any adopted energy				
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?				\boxtimes
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? Source:				
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? Source: Findings of Fact: a-b) The proposed project will not conflict with any adopte	d energy co	nservation p	lans. The	
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? Source: Findings of Fact: a-b) The proposed project will not conflict with any adopte will have no significant impact.	d energy co	nservation p	lans. The	
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? Source: Findings of Fact: a-b) The proposed project will not conflict with any adopte will have no significant impact. Mitigation: No mitigation measures are required.	d energy co	nservation p	lans. The	
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? Source: Findings of Fact: a-b) The proposed project will not conflict with any adopte will have no significant impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	d energy co	nservation p	lans. The	
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans? Source: Findings of Fact: a-b) The proposed project will not conflict with any adopte will have no significant impact.		nservation p	lans. The	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
Source: Staff review, Project Application Materials				
<u>Findings of Fact</u> : Implementation of the proposed project w of the environment, substantially reduce the habitat of fish of populations to drop below self-sustaining levels, threaten to reduce the number or restrict the range of a rare or endanger examples of the major periods of California history or prehistory.	or wildlife sp eliminate a red plant or	pecies, cause plant or anin	e a fish or nal commu	wildlife nity, or
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?				
Source: Staff review, Project Application Materials Findings of Fact: The project does not have impacts which considerable.	n are individ	lually limited	, but cumu	latively
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				
Source: Staff review, project application				
<u>Findings of Fact</u> : The proposed project would not result in substantial adverse effects on human beings, either directly of			hich would	cause
VI. EARLIER ANALYSES				
Earlier analyses may be used where, pursuant to the tiering, effect has been adequately analyzed in an earlier EIR or ne of Regulations, Section 15063 (c) (3) (D). In this case, a brie	gative decla	aration as pe	er California	a Code
Earlier Analyses Used, if any: Not applicable				
Location Where Earlier Analyses, if used, are available for re	view: Not a	pplicable		
VII. AUTHORITIES CITED				

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EA No. 42682

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

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

Revised: 3/24/2015 8:35 AM

EA.PM36729

Parcel: 136-350-024

PARCEL MAP Parcel Map #: PM36729

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "G" subdivision of 1.29 acres into two (2) residential parcels with parcel 1 being 0.75 acres and parcel 2 being 0.55 acres.

10 EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36729 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36729, dated April 17, 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10 EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS

RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is

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PARCEL MAP Parcel Map #: PM36729

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.)

RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 7 MAP - DUST CONTROL

RECOMMND

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

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE

RECOMMND

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

10.BS GRADE, 11 MAP - SLOPE SETBACKS

RECOMMND

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

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 20 MAP - FINISH GRADE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36729 Parcel: 136-350-024

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 CITY OF RIVERSIDE WATER SERVCE

RECOMMND

All lots under Parcel Map 36729 are proposing to receive potable water service from the City of Riverside. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with the City of Riverside as well as all other applicable agencies.

10 E HEALTH. 2 USE - NO NOISE REPORTS

RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
- 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#13-HYDRANT SPACING

RECOMMND

Schedule G fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

PM 36729 is a proposal to subdivide 1.16-acres into two lots in the Lake Mathews area. The project is located southerly of Victoria Avenue, northerly of Dufferin Avenue, westerly of LaSierra Avenue and easterly of Lon Avenue.

The site is Parcel 5 & 6 of Tract Map 20612.

Our review indicates except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of South West Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,147 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist **, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

(documentation, recovery, avoidance, etc) for the cultural resource.

- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.
- * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.
- ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10 PLANNING. 3 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule G, unless modified by the conditions listed herein.

10.PLANNING. 4 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10 PLANNING. 9 MAP - ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A zone.

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PARCEL MAP Parcel Map #: PM36729

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10 PLANNING. 12 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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PARCEL MAP Parcel Map #: PM36729

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10 PLANNING. 15 MAP - SUBMIT BUILDING PLANS

RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3

MAP - TS/EXEMPT

RECOMMND

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

10 TRANS. 4 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Old Fashion Way since adequate right-of-way exists, per MB242/72-74.

10 TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 8 MAP - LC LANDSCAPE SPECIES

RECOMMND

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's Original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

PARCEL MAP Parcel Map #: PM36729 Parcel: 136-350-024

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20 PLANNING. 3 MAP - COC REQUIRED

RECOMMND

Within thirty (30) days of approval of the TENTATIVE MAP, a Certificate of Land Division Compliance shall be filed with the Transporation Department. Proof of recordation shall be presented to the Department of Building and Safety.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic

PARCEL MAP Parcel Map #: PM36729 Parcel: 136-350-024

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY (cont.)

RECOMMND

yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR

RECOMMND

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

60.BS GRADE. 10 MAP - RECORDED ESMT REQ'D

RECOMMND

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

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG

RECOMMND

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

60.BS GRADE. 12 MAP - IF WQMP REQUIRED

RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all water quality treatment control BMPs have been included on the grading plan.

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT (cont.)

RECOMMND

stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW

RECOMMND

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

60 BS GRADE. 15 MAP - AG GRADING TO CODE

RECOMMND

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - PERC RATE 25 sf

RECOMMND

A soil percolation test has been performed in the NW portion of the parcel 2. Parcel 1 has an exisitng new OWTS.

60 E HEALTH. 3 MAP - WATER METER EXISTING

RECOMMND

A "Will-Serve" letter is NOT required because the City of Riverside has already provided water meters to all lots.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND 60.EPD. 1

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Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SOUTH WEST ADP BOUNDARY

RECOMMND

PM 36729 is located within the limits of the South West Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.29 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60 PLANNING. 17 MAP - FEE BALANCE

RECOMMND

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

60 PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - PALEO PRIMP & MONITOR

RECOMMND

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:

PARCEL MAP Parcel Map #: PM36729 Parcel: 136-350-024

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

- 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and 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.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.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.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8. Procedures and protocol for collecting and processing of

PARCEL MAP Parcel Map #: PM36729

Parcel: 136-350-024

60. PRIOR TO GRADING PRMT ISSUANCE

- 60.PLANNING. 21 MAP PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND samples and specimens.
 - 9. Fossil identification and curation procedures to be employed.
 - 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 - 11.All pertinent exhibits, maps and references.
 - 12. Procedures for reporting of findings.
 - 13. 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.
 - All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of 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, the Plan Check staff, the 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:

PARCEL MAP Parcel Map # PM36729

Parcel: 136-350-024

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

70 PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

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PARCEL MAP Parcel Map #: PM36729

Parcel: 136-350-024

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK

RECOMMND

GREEN BUILDING CODE (Residential):
Included within the building plan submittal documents to

Riverside County LMS CONDITIONS OF APPROVAL

Parcel: 136-350-024

PARCEL MAP Parcel Map #: PM36729

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK (cont.)

RECOMMND

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the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed. 3.Identifies diversion facilities where material collected will be taken.
- 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLAN COPIES

RECOMMND

A set of three copies of a detailed, scaled (1"=30' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted. Set back for the leach lines must be 5 ft minimum from the

Set back for the leach lines must be 5 it minimum from the gunited drainage easement.

Provide one(1) groundwater detection boring to 15 ft in area near the primary and 100% expansion area.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

MET

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property:

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Riverside County LMS CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36729

Parcel: 136-350-024

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residental Code, Califorina Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SOUTH WEST ADP BOUNDARY

RECOMMND

PM 36729 is located within the limits of the South West Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer. 04/13/15 07:58

PARCEL MAP Parcel Map #: PM36729 Parcel: 136-350-024

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

- 1. Precise grade inspection.
- i.Precise Grade Inspection can include but is not limited to the following:
- 1.Installation of slope planting and permanent irrigation on required slopes
- 2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.
- 90.BS GRADE. 2 MAP PRECISE GRD'G APRVL

RECOMMND

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

- 1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.
- 2. Submitting a "Wet Signed" copy of the Precise Grade Certification 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.

90.BS GRADE. 3 MAP - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All

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PARCEL MAP Parcel Map #: PM36729

Parcel: 136-350-024

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - IF WQMP REQUIRED (cont.)

RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

- 2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
- 3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project specific WQMP treatment control BMPs.
- 4. The applicant/owner shall register the project specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
- 5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.29 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside

04/13/15 07:58

Riverside County LMS CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36729

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.)

RECOMMND

County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

LAND DEVELOPMENT COMMITTEE INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: May 8, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Surveyor – Bob Robinson
Riv. Co. Bublia, Health Industrial Hugies

Riv. Co. Public Health – Industrial Hygiene

Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading

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

P.D. Geology Section-D. Jones P.D. Landscaping Section P.D. Comm. Facilities Section P.D. Archaeology Section 1st District Supervisor City of Riverside Alvord Unified School Dist.

Southern California Edison Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 36729 – EA42682 – Applicant: David Hall – Engineer/Representative: Bart Stryker – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) – Location: Northerly of Dufferin Avenue, southerly of Victoria Avenue, easterly of Lyon Avenue, and westerly of La Sierra Avenue – 1.16 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The Tentative Parcel Map is a Schedule G subdivision of 1.16 acres into two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.46 acres. The applicant is also requesting a waiver of the final map. – APN: 136-350-024 – Related Cases: TR20612 and CPM01791

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a <u>LDC meeting on June 5, 2014</u>. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

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

LAND DEVELOPMENT COMMITTEE INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: June 27, 2014

TO:

Riv. Co. Environmental Health Dept.

TENTATIVE PARCEL MAP NO. 36729 – EA42682 – Applicant: David Hall – Engineer/Representative: Bart Stryker – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) – Location: Northerly of Dufferin Avenue, southerly of Victoria Avenue, easterly of Lyon Avenue, and westerly of La Sierra Avenue – 1.16 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The Tentative Parcel Map is a Schedule G subdivision of 1.16 acres into two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.46 acres. The applicant is also requesting a waiver of the final map. – APN: 136-350-024 – Related Cases: TR20612 and CPM01791

Please see the attached map for the above-described project specifying the gross acreage for the project.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at <u>dabraham@rctlma.org</u> / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
relephone:	

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

To i County of Riv.

14 - THIS IS MY REQUEST OF A

WAIVER OF THE FINAL MAP FOR

APN 136-350-024-6 OR 11168 OLD FASKION WAY

RIV. CA. Deal Hael 951-217-7047

Jul Hard # 4680 PEDLEY AVE

NORLO CA 92860

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Carolyn Syms Luna · Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:	cc000543
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	NGE ☐ VESTING MAP TO ACREAGE ☐ EXPIRED RECORDABLE MAP TO FINAL MAP
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.	
CASE NUMBER: PM 30729	DATE SUBMITTED: 4-10-14
APPLICATION INFORMATION	
Applicant's Name: DAVID HALL	E-Mail: HAIIDEVELO PMENTQUETMAIL. COM
Mailing Address: 4680 DEDLEY AVE Street	NORCO (4.92860
City Sta	ate ZIP
Daytime Phone No: (<u>951</u>) <u>217 7047</u>	Fax No: ()
Engineer/Representative's Name: Bunt STRYI	LEN E-Mail:
Mailing Address: 14 50 NoTUSTIN AVE	
SANTA ANA CA 9 City Ste	2705
·	
Daytime Phone No: (7/4) 954-0433	Fax No: ()
Property Owner's Name: DAVE HAII	E-Mail: HANDEVELOP MENTCHOTOMAIL. Com
Mailing Address: 4680 PEDLEY Ave Stre	None (n. 92860
City St	ate ZIP
Daytime Phone No: (95/) 2/7- 7047	Fax No: ()
P.O.	

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photo	ocopies of signatures are not acceptable.
Davo Ana	Dund Hard
DAVID HAGI PRINTED NAME OF APPLICANT	SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY	
I certify that I am/we are the record owner(s) or authorized to the best of my knowledge. An authorized indicating authority to sign the application on the own	ed agent must submit a letter from the owner(s)
All signatures must be originals ("wet-signed"). Photo	ocopies of signatures are not acceptable.
DAVID HIGH PRINTED NAME OF PROPERTY OWNER(S)	Durl Hur
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S)	Loi Xall
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)
If the subject property is owned by persons who has sheet that references the application case number persons having an interest in the property.	ive not signed as owners above, attach a separate and lists the printed names and signatures of all
☐ See attached sheet(s) for other property owner's	signatures.
PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	0-024-6
Section: Township:	Range:
Approximate Gross Acreage: ///	
General location (cross streets, etc.): North of	, South of
9/ FMy, East of	, West of <u>LA Sienna</u> .
Thomas Brothers map, edition year, page number, a	

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):
RE ESTABLISHING A TWO LOT SPLIT FROM A PREVIOUS MERCER (SAME PROPLINES AS BEFORE.
Related cases filed in conjunction with this request:
is there a previous development application filed on the same site: Yes No
If yes, provide Case No(s). MAD TRACT 20612 (Parcel Map, Zone Change, etc.)
E.A. No. (if known) E.I.R. No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy:
Is water service available at the project site: Yes Vo No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Is sewer service available at the site? Yes No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)/mi +
Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes 🔲 No 🗹
Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes \(\bigcap \) No \(\bigcap \)
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards:
Estimated amount of cut = cubic yards: LEGS THAN 50 yps Estimated amount of fill = cubic yards LEGS THAN 50 yps
Does the project need to import or export dirt? Yes 🔲 No 🗹
Import Export Neither

NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36729 – Intent to Adopt a Mitigated Negative Declaration – Applicant: David Hall – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) – Location: Northerly of Dufferin Avenue, southerly of Victoria Avenue, easterly of Lyon Avenue, and westerly of La Sierra Avenue – 1.16 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The Tentative Parcel Map is a Schedule G subdivision of 1.16 acres into two (2) residential parcels with parcel 1 being 0.7 acres and parcel 2 being 0.46 acres. The applicant is also requesting a waiver of the final map.

TIME OF HEARING:

1:30 pm or as soon as possible thereafter

APRIL 20, 2015

RIVERSIDE COUNTRY ADMINISTRATIVE CENTER

4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A

RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department,4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Damaris Abraham

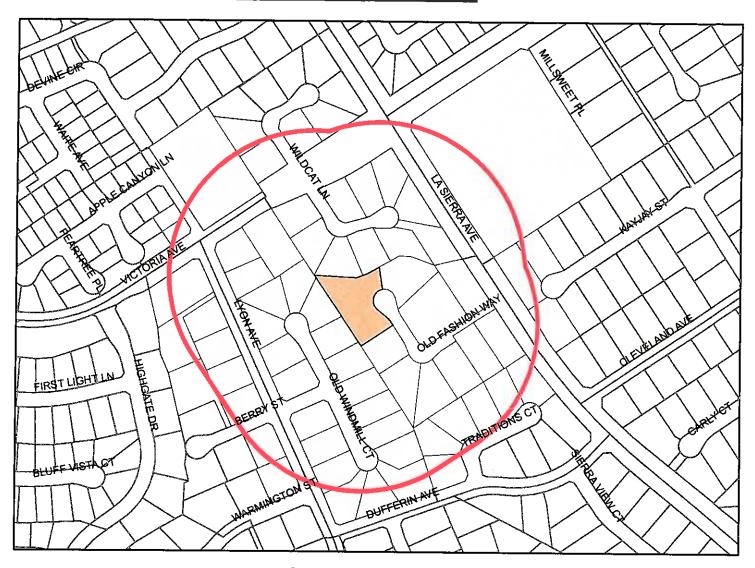
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 3 10 2015
The attached property owners list was prepared by
APN (s) or case numbers Pm 36729 For
Company or Individual's Name Planning Department,
Distance buffered
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
pased 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
mprovement/alignment.
further certify that the information filed is true and correct to the best of my knowledge. I
inderstand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Vinnie Nguyen
GIS Analyst
ADDRESS: 4080 Lemon Street 2 nd Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

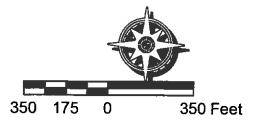
Capies aprolis

PM36729 (600 feet buffer)



Selected Parcels

136-350-018 006	136-171-015	136-360-014	136-181-005	136-360-002	136-181-007	136-350-012	136-360-011	136-360-017	136-181-	
136-182-001 009	136-150-004	136-350-024	136-360-006	136-350-023	136-150-001	136-350-020	136-350-011	136-150-007	136-181-	
136-181-002 021	136-360-003	136-182-009	136-150-003	136-350-003	136-360-015	136-220-016	136-350-019	136-350-009	136-350-	
136-171-017 011	136-181-004	136-350-004	136-181-003	136-350-007	136-350-008	136-360-012	136-360-022	136-350-001	136-150-	
136-181-001 028	136-181-008	136-360-018	136-150-005	136-360-004	136-030-016	136-360-005	136-360-013	136-360-008	136-360-	
136-150-017 010	136-360-029	136-360-016	136-181-010	136-350-002	136-182-002	136-182-008	136-150-012	136-360-019	136-360-	
136-030-017	136-150-006	136-360-007	136-171-016	136-030-005	136-360-009	136-350-022	136-350-010			





ASMT: 136030005, APN: 136030005

VICTORIA GLEN

C/O CHARLES W POSS III

5901 CARBECK DR

HUNTINGTON BEACH CA 92648

ASMT: 136150006, APN: 136150006

TIFFANY SETING

11247 BERRY ST RIVERSIDE, CA. 92503

ASMT: 136030016, APN: 136030016

MARY KEUNGMANIVONG

2703 LYON AVE

RIVERSIDE, CA. 92503

ASMT: 136150007, APN: 136150007

ELTON ROCKWELL

11261 BERRY ST

RIVERSIDE, CA. 92503

ASMT: 136030017, APN: 136030017

PHUNG TIEU, ETAL 2721 LYON AVE

RIVERSIDE, CA. 92503

ASMT: 136150011, APN: 136150011

LINDA RODRIGUEZ 11244 BERRY ST

RIVERSIDE, CA. 92503

ASMT: 136150001, APN: 136150001

JENELL GEER, ETAL

2660 LYON AVE RIVERSIDE, CA. 92503 ASMT: 136150012, APN: 136150012

SARAH PENCE, ETAL

11247 WARMINGTON ST RIVERSIDE, CA. 92503

ASMT: 136150003, APN: 136150003

LORENE KANALY, ETAL

2610 LYON AVE

RIVERSIDE, CA. 92503

ASMT: 136150017, APN: 136150017

LISA JONES, ETAL

9455 MAGNOLIA AVE

RIVERSIDE CA 92503

ASMT: 136150004, APN: 136150004

DANIEL SO CAL HOUSING 10585 SANTA MONICA NO 130

LOS ANGELES CA 90025

ASMT: 136171015, APN: 136171015

ARTURO MONTOYA 11094 KAYJAY ST

RIVERSIDE, CA. 92503

ASMT: 136150005, APN: 136150005

MARK DAVY

2540 LYON AVE

RIVERSIDE, CA. 92503

ASMT: 136171016, APN: 136171016

TRAM LE

11095 KAYJAY ST

RIVERSIDE, CA. 92503



ASMT: 136171017, APN: 136171017 JAVIER RAMIREZ

11081 KAYJAY ST RIVERSIDE, CA. 92503 ASMT: 136181007, APN: 136181007 LORRI TOLTON, ETAL

LORRI TOLTON, ETAL 2531 WILDCAT LN RIVERSIDE, CA. 92503

ASMT: 136181001, APN: 136181001

LUZ GARCIA, ETAL 2660 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136181008, APN: 136181008

SUSAN RODRIGUEZ, ETAL 2551 WILDCAT LN

RIVERSIDE, CA. 92503

ASMT: 136181002, APN: 136181002

ELSIE GBENEDIO, ETAL 2640 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136181009, APN: 136181009

ROSE PETERSON, ETAL 2571 WILDCAT LN RIVERSIDE, CA. 92503

ASMT: 136181003, APN: 136181003

JONATHAN CONTEH 2620 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136181010, APN: 136181010

CINDY CHRISTEN, ETAL 2591 WILDCAT LN RIVERSIDE, CA. 92503

ASMT: 136181004, APN: 136181004

NANCY BADGLEY, ETAL 2590 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136182001, APN: 136182001

TERRY HOBSON, ETAL 2710 WILDCAT LN RIVERSIDE, CA. 92503

ASMT: 136181005, APN: 136181005

LYNNE POLLITT, ETAL 2570 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136182002, APN: 136182002

SHARON ARRIETTA 2724 WILDCAT LN RIVERSIDE, CA. 92503

ASMT: 136181006, APN: 136181006

CHERYL WILLIAMS 2550 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136182008, APN: 136182008

STEVEN MAIO 2765 WILDCAT LN RIVERSIDE, CA. 92503



ASMT: 136182009, APN: 136182009

PATRICIA REED, ETAL 2751 WILDCAT LN RIVERSIDE, CA. 92503 ASMT: 136350009, APN: 136350009

JASON SHBAITA 1840 MADERA CIR CORONA CA 92879

ASMT: 136220016, APN: 136220016

JACK RENOUF P O BOX 549 SANTA CLARA UT 84765 ASMT: 136350010, APN: 136350010

WIRT SHELLMAN 6018 ANDALUSIA AVE RIVERSIDE CA 92509

ASMT: 136350001, APN: 136350001

LAURA HULL, ETAL P O BOX 401276 HESPERIA CA 92340 ASMT: 136350011, APN: 136350011

PAMELA WASOWSKI, ETAL 11110 OLD FASHION WAY RIVERSIDE, CA. 92503

ASMT: 136350002, APN: 136350002 LORRAINE FULKERSON, ETAL 3380 LA SIERRA AVE 104223 RIVERSIDE CA 92503 ASMT: 136350012, APN: 136350012

BRUCE ANDERSON, ETAL 3641 FARNHAM PL RIVERSIDE CA 92503

ASMT: 136350003, APN: 136350003

PHUONG PHAM, ETAL 430 INDUSTRIAL DR W SULPHUR SPRINGS TX 75482 ASMT: 136350018, APN: 136350018

JOYCELYN SMITH, ETAL 11119 TRADITIONS CT RIVERSIDE, CA. 92503

ASMT: 136350004, APN: 136350004

HEATHER BULLARD, ETAL 11160 OLD FASHION WAY RIVERSIDE, CA. 92503 ASMT: 136350019, APN: 136350019

MARIA WRIGHT, ETAL 11129 TRADITIONS CT RIVERSIDE, CA. 92503

ASMT: 136350008, APN: 136350008

JOSEPH KINCAID 17404 DAUBY ST RIVERSIDE CA 92508 ASMT: 136350020, APN: 136350020

THUY TRINH CHAU, ETAL 11139 TRADITIONS CT RIVERSIDE, CA. 92503



ASMT: 136350021, APN: 136350021

JAVIER FUENTES 11149 TRADITIONS CT RIVERSIDE, CA. 92503 ASMT: 136360005, APN: 136360005 FRANCES MORIMOTO, ETAL 2533 OLD WINDMILL CT

RIVERSIDE, CA. 92503

ASMT: 136350022, APN: 136350022

LAURIE JENKINS, ETAL 11159 TRADITIONS CT RIVERSIDE, CA. 92503 ASMT: 136360006, APN: 136360006

LORETTA VERMETTE, ETAL 2557 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136350023, APN: 136350023

BALJINDER KAUR, ETAL 11169 TRADITIONS CT RIVERSIDE, CA. 92503 ASMT: 136360007, APN: 136360007

TIMOTHY CLEMENTE 2581 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136350024, APN: 136350024

LORI HALL, ETAL 4680 PEDLEY AVE NORCO CA 92860 ASMT: 136360008, APN: 136360008

QUANYANG LIU

2605 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360002, APN: 136360002

A FAMILY LIVING TRUST, ETAL 2461 OLD WINDMILL CT

2461 OLD WINDMILL CT RIVERSIDE, CA. 92503 ASMT: 136360009, APN: 136360009

ARTURO SEGOVIA, ETAL 2629 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360003, APN: 136360003 LORRAINE MCGOVERN, ETAL

2485 OLD WINDMILL CT RIVERSIDE, CA. 92503 ASMT: 136360010, APN: 136360010

HAIHONG XU, ETAL 2653 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360004, APN: 136360004

MARTIN SCHLUSSELBERG 2509 OLD WINDMILL CT RIVERSIDE, CA. 92503 ASMT: 136360011, APN: 136360011

CECILIA SMITH P O BOX 7443

RIVERSIDE CA 92513



ASMT: 136360012, APN: 136360012 JENNIFER BATDORF, ETAL 2673 LYON AVE RIVERSIDE, CA. 92503

ASMT: 136360013, APN: 136360013 DENISE DEANDRADE, ETAL 2658 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360014, APN: 136360014 BANK OF NEW YORK MELLON C/O RECONTRUST CO 1800 TAPO CANYON SV2202 SIMI VALLEY CA 93063

ASMT: 136360015, APN: 136360015 NGUYET NGUYEN, ETAL 3856 HOGAN DR YORBA LINDA CA 92886

ASMT: 136360016, APN: 136360016 DOROTHY WARD, ETAL 2586 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360017, APN: 136360017 JOANNE HARMON, ETAL 2538 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360018, APN: 136360018 MARGARITA MENDOZA 3020 MARY ST RIVERSIDE CA 92506 ASMT: 136360019, APN: 136360019

RANI MALANI, ETAL 2490 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360022, APN: 136360022 KEOHANE MEGAN LIVING TRUST C/O MEGAN KEOHANE 11280 VICTORIA AVE RIVERSIDE, CA. 92503

ASMT: 136360028, APN: 136360028 PETRA REYES, ETAL 2466 OLD WINDMILL CT RIVERSIDE, CA. 92503

ASMT: 136360029, APN: 136360029 JOSE ORIHUELA, ETAL

2442 OLD WINDMILL CT RIVERSIDE, CA. 92503

PM36729 3/20/2015 3:09:41 PM

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

Alvord Unified School District 10365 Keller Ave. Riverside, CA 92505-1349 The Gas Company 7000 Indiana Ave., #105 Riverside, CA 92506 ATTN: Planning Director Planning Department, City of Riverside 3900 Main St., 3rd floor Riverside, CA 92522

Applicant: David Hall 4680 Pedley Avenue Norco, CA 92860

Applicant: David Hall 4680 Pedley Avenue Norco, CA 92860 Engineer: Bart Stryker 1450 N. Tustin Avenue Santa Ana, CA 92705

Engineer: Bart Stryker 1450 N. Tustin Avenue Santa Ana, CA 92705



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

MITIGATED NEGATIVE DE	CLARATION
Project/Case Number: <u>Tentative Parcel Map No. 36729</u>	
Based on the Initial Study, it has been determined that the promitigation measures, will not have a significant effect upon the er	
PROJECT DESCRIPTION, LOCATION, AND MITIGATION POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental As	
COMPLETED/REVIEWED BY:	
By: <u>Damaris Abraham</u> Title: <u>Project Planner</u>	Date: <u>March 23, 2015</u>
Applicant/Project Sponsor: David Hall	Date Submitted: April 10, 2014
ADOPTED BY: Planning Director	
Person Verifying Adoption: <u>Damaris Abraham</u>	Date: April 20, 2015
The Mitigated Negative Declaration may be examined, along study, if any, at: Riverside County Planning Department 4080 Lemon Street, 12th	
For additional information, please contact Damaris Abraham at 9	51-955-5719.
Revised: 10/16/07 Y:\Planning Case Files-Riverside office\PM36729\DH-PC-BOS Hearings\DH-PC\PM3672	?9.Mitigated Negative Declaration.docx
lease charge deposit fee case#: ZEA42682 ZCFG6064 FOR COUNTY CLERK'S USE ON	ILY:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

Þ	Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 County of Riverside County Clerk	FROM:	Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409		38686 El Cerrito Road Palm Desert, California 92211
SUBJE	CT: Filing of Notice of Determination in compliance v	with Section	21152 of the California Public Resources C	ode.	
	22/Tentative Parcel Map No. 36729 le/Case Numbers				· · · · · · · · · · · · · · · · · · ·
	s Abraham	<u>(951) 9</u> Phone No	955-5719 umber		
N/A State Clea	ringhouse Number (if submitted to the State Clearinghouse)				
David H		4680 P	Pedley Ave, Norco, CA 92860		
The pro	ject site is located northerly of Dufferin Avenue, south	herly of Victo	ria Avenue, easterly of Lyon Avenue, and v	westerly	of La Sierra Avenue.
The app	ntative Parcel Map is a Schedule G subdivision of 1. Dicant is also requesting a waiver of the final map.	29 acres into	o two (2) residential parcels with parcel 1 t	peing 0.	7 acres and parcel 2 being 0.5 acres
the follo 1. The 2. A Panel 3. Mitt 4. A Panel 5. A sa 6. Fin	to advise that the Riverside County <u>Planning Directors</u> wing determinations regarding that project: e project WILL NOT have a significant effect on the education of the Negative Declaration was prepared for the plant of the Lead Agent igation measures WERE made a condition of the application Monitoring and Reporting Plant Program W. Statement of Overriding Considerations WAS NOT accordings were made pursuant to the provisions of CEQ.	environment. oroject pursua cy. proval of the AS adopted. dopted for the A.	ant to the provisions of the California Environ project.	onment	al Quality Act (\$2,210.00 + \$50.00)
County	o certify that the Mitigated Negative Declaration, with	i comments, r. Riverside i	responses, and record of project approval	is availa	able to the general public at: Riverside
County	o certify that the Miligated Negative Declaration, with Planning Department, 4080 Lemon Street, 12th Floo	r, Riverside,	CA 92501.		
County	Planning Department, 4080 Lemon Street, 12th Floo	r, Riverside, ⁽ Project F	CA 92501.		oril 20, 2015
County	Planning Department, 4080 Lemon Street, 12th Floo	r, Riverside,	CA 92501.		orił 20, 2015
Date Re	Planning Department, 4080 Lemon Street, 12th Floo	r, Riverside, Project F	CA 92501. Planner Title		orił 20, 2015
Date Re	Signature eceived for Filing and Posting at OPR: Revised 3/24/2015 g Case Files-Riverside office\PM36729\DH-PC-BOS Hearings\DH-PC\ assectates a charge deposit fee case#: ZEA42682 ZCFG6064	Project F	CA 92501. Planner Title		orił 20, 2015

COUNTY OF RIVERSIDE M* REPRINTED * R1403653 SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Second Floor Suite A Indio, CA 92211

Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271

(951) 955-3200 (951) 694-5242

****************************** *************************

Received from: DAVE HALL \$50.00

paid by: CK 905

EA42682 FOR PM36729

paid towards: CFG06064 CALIF FISH & GAME: DOC FEE

at parcel: 11168 OLD FASHION WAY RIV

appl type: CFG3

Apr 10, 2014 MGARDNER

posting date Apr 10, 2014

************************************* ******************************

Account Code Description Amount 658353120100208100 CF&G TRUST: RECORD FEES \$50.00

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

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Second Floor Suite A Indio, CA 92211 Riverside, CA 92502 (760) 863-8271 Murrieta, CA 92563

(951) 955-3200 (951) 694-5242

********************** ******************

Received from: DAVE HALL \$2,181.25

paid by: RM 881533

EA42682 FOR PM36729

paid towards: CFG06064 CALIF FISH & GAME: DOC FEE

at parcel: 11168 OLD FASHION WAY RIV

appl type: CFG3

Jun 19, 2014 posting date Jun 19, 2014 ADANIELS ******************

Account Code 658353120100208100

Description CF&G TRUST

Amount \$2,181.25

M* REPRINTED * R1406324

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