

PLANNING DEPARTMENT

9:30 AM NOVEMBER 15, 2017

Planning Commissioners 2017

> 1st District Carl Bruce Shaffer

2nd **District** Aaron Hake Chairman

3rd District Ruthanne Taylor-Berger *Vice-Chairman*

> **4**th **District** Bill Sanchez

5th District Eric Kroencke

Assistant TLMA
Director
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

STEVE ROBBINS ADMINISTRATION BUILDING Coachella Valley Water District - Administration Board Room 75515 Hovley Lane East, Palm Desert, CA 92211

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

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

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

- **1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 CHANGE OF ZONE NO. 7929 WINERY DISTRICT CONSISTENCY ZONING PROGRAM ("Program") Receive & File No New Environmental Documentation is Required Applicant: County of Riverside Third Supervisorial District Southwest Area Plan Temecula Valley Wine Country Policy Area Winery District ("Winery District") Rancho California Zoning Area REQUEST: Report to Planning Commission on Board of Supervisors' Modifications to Change of Zone No. 7929, Ordinance No. 348.4870. Project Planner: Robert Flores at 951-955-1195 or email at RFlores@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).
 NONE
- **3.0** PUBLIC HEARING CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
 - 3.1 CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 Intent to Adopt a Negative Declaration - EA42949 - Owner/Applicant: BLP Desert, LP/Polk Meadows, LP - Representative: Greg Beaver - Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane - 5.06 Gross Acres - Zoning: C-P-S & C-1/C-P -REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) ministorage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with a 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. Continued from October 18, 2017. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

PLANNING COMMISSION NOVEMBER 15, 2017

- **4.0** PUBLIC HEARING NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 GENERAL PLAN AMENDMENT NO. 1165, CHANGE OF ZONE NO. 7900, AND CONDITIONAL USE PERMIT NO. 3739 Intent to Adopt a Negative Declaration EA42871 Applicant: Land Development Consultants Engineer/Rep: Land Development Consultants Second Supervisorial District El Cerrito Zoning District Temescal Canyon Area Plan Community Development: Light Industrial (CD-LI) 7.48 Acres Location: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) REQUEST: The General Plan Amendment proposes to amend the current land use designation from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR) and Open Space-Conservation (OS-C). Change of Zone proposes to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) and Watershed and Conservation Areas (W-1). Conditional Use Permit proposes an approximately 5,881 sq. ft. convenience store, 1,262 sq. ft. car wash facility, and a 6,549 sq. ft. fuel canopy area that will house 10 fuel dispensers. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP). Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.
- 4.2 CONDITIONAL USE PERMIT NO. 3745 Intent to Adopt a Negative Declaration EA42877 Owner/Applicant: Robert Mehring – Representative: Robert Mehring – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) - Location: Northerly of Vista Chino Road, westerly of Sierra Del Road, and easterly of Rio Del Sol Road - 25 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, qunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and equipment, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at the westerly portion of the property. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- **5.0** WORKSHOPS:

NONE

- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- **8.0** COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: November 15, 2017

PROPOSED PROJECT

Case Number: Change of Zone No. 7929 Applicant: County of Riverside

Select Environ. Type No New Env. Document Requied

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisorial District: Third District

Project Planner: Robert Flores

Project APNs: Various

Charissa Leach, P.E. Assistant TLMA Director

PROJECT INFORMATION

Report to Planning Commission on Board of Supervisors' Modifications to Change of Zone No. 7929, Ordinance No. 348.4870 – Winery District Consistency Zoning Program

On September 20, 2017, the Planning Commission considered the Winery District Consistency Zoning Program and the associated Change of Zone No. 7929 (the Project) and recommended the Board of Supervisors find no new environmental document is required for the Project, pursuant to State CEQA Guideline Section 15162, and tentatively approve Change of Zone No. 7929, which included 151 parcels.

The Board of Supervisors considered the Planning Commission's recommendation on October 31, 2017. Subsequent to the Planning Commission's recommendation, two additional property owners requested their property be included in the Project. The subject property included five (5) parcels totaling approximately 59 acres. These additional five parcels meet the Project's criteria and have the same existing zoning as the other 151 parcels included in the Planning Commission's recommendation. Additionally, these five parcels will be re-zoned like the other 151 parcels to either the Wine County - Winery Zone or the Wine Country - Winery Existing Zone. During the public hearing on October 31st, the Planning Department recommended these five parcels be included in the Project. After closing the public hearing, the Board of Supervisors found that no new environmental document is required for the Project and tentatively approved Change of Zone No. 7929 with the additional five parcels listed on the attached memorandum.

In accordance with Section 20.3a.e. of Ordinance No. 348 and Government Code Section 65857, the Board of Supervisors' modification to the Planning Commission's recommendation is being referred back to the Planning Commission for a report and recommendation. A public hearing is not required for the Planning Commission's consideration of this modification.

The objective of the Project is to foster the economic and agricultural development within the Winery District of the Temecula Valley Wine County Policy Area, and to achieve consistency with the County's General Plan by changing existing zoning classifications within the Winery District to either the Wine Country – Winery Zone or the Wine Country – Winery Existing Zone.

File No. CHANGE OF ZONE NO. 7929 Planning Commission Staff Report: NOVEMBER 15, 2017 Page 2 of 2

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

The Planning Commission RECEIVE AND FILE the tentative approval of Change of Zone No. 7929 by the Board of Supervisors on October 31, 2017, therefore, approving the modification to the September 20, 2017 Planning Commission recommendation.

ATTACHMENT: Planning Memo to the Board, dated October 31, 2017



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E Assistant TLMA Director

Memorandum

Date: October 31, 2017

To: Board of Supervisors

From: Phayvanh Nanthavongdouangsy

RE: AGENDA ITEM 18.2 Additional information

Letter of opposition

After the posting of the October 31, 2017 Board Agenda, Planning received a letter of opposition from Alibia Miller that is attached to this memorandum. The letter opposes the conversion of open space to buildings, hotels, hotel expansion, and agricultural activities including citrus and grape vines.

Staff response: The project carries forward the General Plan vision and policies to preserve the agricultural and rural characteristics of this community. Additionally, the policies were specifically crafted to ensure longevity and expansion of uses that currently exist in the Temecula Valley Wine Country Policy Area, including winery, equestrian, and large estate residential uses. The Wine Country Community Plan was adopted on March 11, 2014, which included the certification of Environmental Impact Report (EIR) No. 524, which addressed all potential significant effects on the environment. EiR No. 524 included mitigation measures that implementing project will be subject to that address conservation of open space/agriculture resources, biological resources, circulation, air quality, greenhouse gas, and water resources. The change of zone to the properties included in the project will ensure that the policies and development standards developed for the Wine Country Community Plan are implemented when an entitlement is applied for. All implementing projects will require an environmental analysis that will address its potential environment impacts, including those outlined in Ms. Miller's letter.

Additional Letters of Intent

After the posting of the October 31, 2017 Board Agenda, Planning received additional letters of intent that are attached to this memorandum to participate in the County initiated CZ No. 7929 that were submitted for inclusion after the Planning Commission hearing. The property owners are requesting to include the parcels that are listed and shown on the following table and figure:

Owner	APN	Existing use	Existing Zone	Proposed Zone	Gross Acres
Stage Ranch Farm Mgmt. Inc. (Leoness)	927-620-004	Leoness Winery	Light Agriculture (A-1) and Residential Agricultural –2 ½ acre min. (R-A-2½)		21.14
Randy Fitzpatrick	927-260-009 927-620-012 927-620-014 927-620-017	Vineyard and vacant (all contiguous)	R-A-10 acre min. (R-A-10) and R-A-5 acre min. (R-A- 5)		2.83 20.05 4.60 10.55
Total Acres		T			59.17



All of the listed parcels are located along De Portola Road north of Galway Downs Drive within the Winery District and met the criteria to participate in the Program. The Program was open to properties within the Winery District that have at least one of the following: a vineyard or citrus orchard, an approved winery entitlement, an approved tentative tract or parcel map, or have an active development application.

Staff recommends including these parcels as part of the CZ No. 7929 and recommends the following Board motion:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 524, pursuant to applicable legal standards, and have

been avoided or mitigated by the earlier EIR. None of the conditions described in CEQA Guidelines Section 15162, relating to subsequent Environmental Impact Reports, exist based on the findings and conclusions discussed in the Planning Commission staff report, attached hereto and incorporated herein by reference; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7929, including additional parcels listed on 10/31/17 Planning Memo to the Board, amending the zoning classification for several properties from R-A, R-A-2, R-A-5, R-A-10, R-A-20, R-R, A-1, A-1-10, A-1-20, C/V, C/V-5, C/V-10, C/V-20, and C-C/V to either the Wine Country – Winery Existing (WC-WE) or Wine Country – Winery (WC-W) zone, as applicable, based upon the findings and conclusions discussed in the Planning Commission Staff Report, attached hereto and incorporated herein by reference, pending final adoption of the zoning ordinance by the Board of Supervisors.

Transportation & Land Management agency: Public Hearing on the approval of Change of Zone no. 7929 (Winery district consistency zoning program) and the Adoption of Ordinance no. 348.4870, transportation & Land Management agency: Public Hearing on Change of Zone no. 7929

18. 2. 5553

I ardently oppose any more native open spaces taken for buildings, hotels, hotel expansion, agricultural activities including ctrus or grape vines. Or the possibility of more construction. The effect of removing open space for more building is clear: The oceans are overheating and driving up the temperature so that intense hurricanes are plowing into coastal cities. I see no purpose of removing more habitat for grape growing

- A. The endangered species that live in the area need their space as they are the indicators of a Balance of Nature with Humanity. It is especially disheartening to realize that changing these zones to allow more invasive activities in Wine Country is for products containing alcohol or for actions that result in more cars connecting with events that do not focus on educational conferences that discuss how to stop run away development.
- B. I support planting Oak grooves and increasing the biomass sequestering of CO2 emitting from the over abundance of traffic in Southern California. Many of these car trips are for entertainment and actions in wine country. I have always thought of Wine Country as a space for growing grapes not a tourist's attraction of wine tasting and endless parties. The former Ordinances of parties on weekends ending at 11 at night seemed much kinder to the environment and more respectful of the former foundations of this Nation as a Spiritually based and thankful Country as to so much drinking. "Wine is a mockery and strong drink is raging." Certainly a strong statement if over indulged.
- C. I don't see comment letters. I think this is inconsistent with the word Wine Country as this is taking 2,000 acres and allowing 20 acre houses Rural Residential which means very invasive carving up of Wine Country adding many more car trips and heating up the unique Mediterrean Micro Climate. This entire area needs to be preserved as Habitat Conservation Territory preserved for breathing and animal Nature animal, water and wash stream activities. There just can't be more people in this area. It is a place where people must drive into and creates a large impact on the air quality.
- C. All the County wants is the house taxes from these mini destructive ranches. County dig deeper into your Budget and Financial audits and find where you are wasting money. Stop urban sprawling your way into the Environment upon which we all depend creating micro bursts that require you to pay for the clean up. The Environment is

costing the state money. Hyway 1 just fell in and now people can't drive to Big Sur from the North or the South. We don't want roads falling in Riverside County. That is very expensive.

- D. This is Grand Oak and wild coyote and mountain lion area not a mini ranch for wealthy People who can afford to drive cars in and out of Los Angeles and San Diego so they can ruin the air quality wherever they go.
 - E. Everyone of these ranches needs an environmental impact report not a broad sweeping use of a former CEQA analysis. There is going to be different washes, potential for mudslides, traffic impacts, effect of draining too much water from the aquifers. Each one of these buildings will create heat Islands with concrete for drive ways.
 - F. There will be major trucks bringing in building materials for more buildings further causing potential wrecks and increasing particulate matter stirred up from the dirt roads and the deteriorating tires and emissions from the diesel and gas vehicles.
 - G. I don't have time right now to study what the zoning allows now. I suspect these properties are sellable to individual land owners under the old or new zoning and this program will allow Citrus/Vineyard and buildings not preservation of parcels for preserving the air and animal territories. So I am asking for Preservation. No permission of building at all. Spend the hundred thousand dollars that it will take to rezone this area on a Habitat Conservation Program. Some may see this as stopping tract housing because it is 20 acre farms. Look beyond development of anything. There is already tract housing replacing the importance of Preserving Wine Country for what it was, an agricultural area.

Shame on this Board for considering such an attack on the Environment. Leave the zone Winery District Consistency Zoning Program and do not build or expand agriculture



PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

LETTER OF INTENT

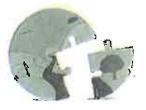
to participate in the County initiated Change of Zone for the Winery District in the Wine Country Community

CASE NUMBER: <u>CZ07929</u> DATE SUBMITTED: <u>9/25/17</u>
PARTICIPANT INFORMATION
Property Owner's Name: RANDY FITZ PATRICK E-Mail: FITZ DATRICK RL QAOLICOI
Property Owner's Name: RANDY FITZ PUTRICK E-Mail: FITZ PATRICK RL@AOLICO, Mailing Address: 38685 DE PORTOLA AD.
TEMECULA CH 92592
Property Address (if different from above):
927260609-7 State 927620017-6 927620014-3 Assessor's Parcel Number of property (if known): 927620012-1 927620014-3
Daytime Phone No: (269) 2892204 Fax No: (_)
If the property is owned by more than one person, attach a separate page that lists the names, mailing to be addresses, and phone numbers of all persons having an interest in the real property or properties involved in this Letter of intent.
The Planning Department will primarily direct communications regarding this Letter of Intent to the person identified above as the Property Owner.
AUTHORIZATION / FEES
There is no charge for participating in this zone change. The signature below simply authorizes the Planning Department and TLMA to include the property in the County's zone change which will change the property's current zoning to the (please circle one of the following options): Wine Country-Winery (WC-W) Zone" or "Wine Country – Winery Existing (WC-WE) Zone".
PRINTED NAME OF PROPERTY OWNER SIGNATURE OF PROPERTY OWNER

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

LETTER OF INTENT

to participate in the County initiated Change of Zone for the Winery District in the Wine Country Community

CASE NUMBER: CZ07929	DATE SUBMITTED:
Property Owner's Name: STREE PRINCH FAMILINGST.	AECHINE TUWINERY MANAGEMENT, COM
Malling Address: 25544 040 TOWN FROM	ST. SUITE 301
TETTECULA CA	72590
Property Address (if different from above): 35311 Street TETECULA CA	DE PORTOLA AD.
Assessor's Parcel Number of property (if known): 92 Daytime Phone No: (951) 217 7355	
If the property is owned by more than one person, attack addresses, and phone numbers of all persons having involved in this Letter of Intent. The Planning Department will primarily direct communication identified above as the Property Owner.	an interest in the real property or properties
AUTHORIZATION	I/FEES
There is no charge for participating in this zone chang Planning Department and TLMA to include the property in the property's current zoning to the property's current zoning to the property wine Country wine coun	in the County's zone change which will change circle one of the following options):
MICHAEL D. AENNIE PRINTED NAME OF PROPERTY OWNER	SIGNATURE OF PROPERTY OWNER
Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811	Desert Office · 77-588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

3.1

Agenda Item No.:

Area Plan: Western Coachelia Valley ZoningDistrict: Bermuda Dunes Supervisorial District: Fourth Project Planner: Jay Olivas

Planning Commission: November 15, 2017

Continued from: October 18, 2017

CHANGE OF ZONE NO. 7922 CONDITIONAL USE PERMIT NO. 3758 Environmental Assessment No. 42949 Owner/Applicant: BLP Desert, L.P. Representative: Greg Beaver

Charissa Leach, P.E. Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project.

Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The project is located north of 42nd Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane in Bermuda Dunes.

BACKGROUND:

The proposed project under CUP No. 3758 is substantially similar but different design to one that the County approved in 2008 under CUP No. 3550, which was not built. CUP No. 3550 was not constructed or extended within a two-year time period and the approvals are being voided as part of proposed CUP No. 3758.

FURTHER PLANNING CONSIDERATIONS:

The project was continued from October 18, 2017 to November 15, 2017 in order to have the project heard in Palm Desert at the Coachella Valley Water District Administration Board Room.

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The project was previously continued from September 20, 2017 to October 18, 2017 so the project could be re-advertised due to a change in the project description. No prior discussions occurred at the September 20, 2017 or October 18, 2017 hearings other than automatic continuance.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:

C-R) (0.25 - 0.35 Floor Area Ratio)

2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (C-R) lies to the south and

west, High Density Residential (HDR) to the north and east, and Very Low Density Residential (VLDR) abuts potions of the east and north of the

property

3. Existing Zoning (Ex. #3): General Commercial (C-1/C-P) and Scenic

Highway Commercial (C-P-S)

4. Proposed Zoning (Ex. #3): General Commercial (C-1/C-P)

5. Surrounding Zoning (Ex. #3): Scenic Highway Commercial (C-P-S), One-Family

Dwellings (R-1-12,000) (R-1-20,000), and Two

Family Dwellings (R-2A-3,200)

6. Existing Land Use (Ex. #1): Vacant land

7. Surrounding Land Use (Ex. #1): Commercial Retail buildings to the south and west,

Apartments and One Family Dwellings to the north,

and One Family Dwellings to the east

8. Project Data: Total Acreage: 5.06 Acres

Total Proposed Sq. Ft. 93,658 Maximum Bldg. Height: 24 feet

9. Environmental Concerns: See attached environmental assessment

<u>RECOMMENDATIONS</u>: THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

<u>ADOPT</u> a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42949**, 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7922, in accordance from C-1/C-P and C-P-S to C-1/C-P on a 5.06 acre site in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

<u>APPROVE</u> CONDITIONAL USE PERMIT NO. 3758, 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 has a General Plan land use designation of Commercial Retail (C-R) on the Western Coachella Valley Area Plan which allows for a variety of commercial land uses.
- 2. The proposed use, as a mini-warehouse, is consistent with the Commercial Retail (C-R) land use designation (0.20 0.35 Floor Area Ratio) of the General Plan in that the 5.06 acre property is intended for commercial related land uses, and is bordered by existing circulation facilities such as curbs, gutters, and sidewalks (LU 29.7), and will include desert landscaping (WCVAP 11.1).
- 3. The project further complies with C-R land use designation in that the Floor Area Ratio (FAR) is approximately 0.30, which is within the allowed range of 0.20 to 0.35 Floor Area Ratio.
- 4. The project site is surrounded by Commercial Retail (C-R) to the south and west, High Density Residential (HDR) to the north and east, and Very Low Density Residential (VLDR) (1 Acre Minimum) to the east and north of the property.
- 5. The site is currently zoned C-1/C-P and C-P-S and the proposed zoning for the subject site is C-1/C-P on the entire 5.06 acre site.
- 6. The site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), One-Family Dwellings (R-1-20,000, R-1-12,000), and Two-Family Dwellings (R-2A-3,200).
- 7. The proposed use, a mini-warehouse, is a permitted use, subject to approval of a conditional use permit, in the C-1/C-P zoning designation, under Ordinance No. 348, Sections 9.1, D.9 and 18.46, B.1.
- 8. The proposed use, a mini-warehouse, is consistent with the development standards set forth in the proposed C-1/C-P zone in that:
 - i. There is no minimum lot area requirement, the project site is 5.06 acres with 3.64 acre portion for the mini-warehouse, it therefore complies with Section 9.4, A.
 - ii. There are no yard requirements for buildings that exceed 35 feet in height, the building must be set back from the front, rear and side lot lines no less than two feet for each foot by which the height exceeds 35 feet. The proposed building is 24 feet at maximum point and therefore complies with required setbacks.
 - iii. All buildings and structures may not exceed 50 feet in height, and the proposed building is 24 feet at maximum point and therefore complies.
 - iv. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every three (3) employees. With three (3) employees, a minimum of two (2) spaces are required. The project provides 12 spaces in excess of minimum requirements (Condition of Approval 90.PLANNING.1-Parking Paving Material).
 - v. All roof mounted equipment shall be screened from view at minimum site distance of 1,320 square feet. This is in compliance based on parapet wall design and Condition of Approval 90.PLANNING.3-Roof Equipment Shielding.
- 9. The proposed use, a mini-warehouse, is consistent with the development standards set forth in Section 18.46, D.1-D.13 in that:
 - vi. Individual storage spaces may not exceed 500 square feet. The largest is 250 square feet at 10x25, and therefore it complies with criteria D.1.

- vii. Perimeter block walls and fencing are provided around the entire mini-warehouse land use, and therefore it complies with criteria D.2.
- viii. All surface coverings are color coated with coordinating colors which criteria shall be verified with Condition of Approval 80.PLANNING.4 Color/Finish Samples.
- ix. Roofing materials are compatible with the area development since the proposed miniwarehouse office building and caretaker residence consists includes metal shade awning and stucco finishes around the parapet wall.
- x. Lighting is shielded and or hooded and complies with Mt. Palomar Lighting Ordinance No. 655.
- xi. The entrance Gate is proposed to be decorative wrought iron or equivalent decorative metal gate.
- xii. Parking minimums are met since there are more than two (2) parking spaces for three (3) estimated employees, with a total of 12 spaces proposed.
- xiii. Desert Landscaping is proposed with an approved concept landscaping plan, but no landscaping is proposed along eastern boundary with existing residential properties to minimize any encroachment by potential pedestrians. This eastern buffer also contains an existing underground sewer easement.
- xiv. Section 18.46, D.9's setback requirements do not allow buildings, structures, or walls to be located closer than 20 fee from any street right-of-way or buildings to be located closer than 20 feet from any residential zoned property. The project complies with these setback requirements in that there is a 28-foot front setback along 42nd Avenue, a 20-foot setback along rear property line, a 20-foot setback along eastern boundary with existing residential properties along Yucca Lane, and zero setback along interior side yard of western lot line abutting existing commercial retail shops.
- xv. The project's proposed caretaker's residence is approximately 1,322 square feet with 660 square foot garage therefore providing minimum two (2) caretaker parking spaces.
- xvi. The project is conditioned to exclude flammables, explosive materials, dust, odor or fumes from the individual storage units in accordance with Condition of Approval 10.Planning.21-Mini-Warehouse Limits.
- xvii. The project does not allow any water, sanitary, or electrical components excepting light fixtures inside the storage units and prohibits metal shipping containers in accordance with D.13 as indicated by Condition of Approval 10.PLANNING.21-Mini Warehouse Limits.
- 10. Commercial uses have been constructed and are operating in the project vicinity in addition to an existing apartment complex and one-family dwellings.
- Mini-Warehouse facilities generally generate little traffic relative to other uses since limited loading and unloading of the individual mini-warehouse units which remain dormant for long periods of time. Improving this site would also help control 100 year flood events with on-site retention areas and drainage features which may benefit the immediate neighbors from drainage flows from the existing vacant land.
- 12. The project was reviewed by the Airport Land Use Commission on June 15, 2017 and found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan. ALUC submitted a letter with the following conditions including: that outdoor lighting be hooded, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. Condition of Approval 10.PLANNING.25 incorporates ALUC's proposed conditions (CUP No. 3758).

- 13. The project was presented to the Bermuda Dunes Community Council on February 9, 2017 and March 9, 2017 for informational purposes only.
- 14. This project is within the City Sphere of Influence of City of Palm Desert. Project information was forwarded to the City of Palm Desert. The City's email communication of September 12, 2017 indicated the site was identified as "Suburban Retail Center" in the City's General Plan, but also there were no immediate plans to annex any portion of the Bermuda Dunes Sphere.
- 15. The varied roof line with stucco concrete for the new proposed 93,658-square-foot mini-warehouse buildings with 24-foot high portion limited to the caretaker dwelling and office near 42nd Avenue, building setbacks, and desert landscaping along portions of the exterior property lines (excluding easterly lot line) shall reduce visual impacts to the surrounding community.
- 16. The project complies with Bermuda Dunes Neighborhood Preservation Overlay Zone in Section 19.6 of Zoning Ordinance No. 348, including, for example: Section 19.4 D.1.a. Street Environment: "All landscaped areas in a public street, sidewalk, or right of way that abuts a residential or commercial property shall be maintained by the property owner or agent". This standard will be met with final approved landscape plan including area along Washington Street as indicated by Condition of Approval 80.TRANS.1 Landscape Plot Plan prior to building permit issuance, and, per Condition of Approval 10.Planning.22 Comply Bermuda Dunes Overlay.
- 17. Fire protection and suppression services will be available for the mini-warehouse project through the Riverside County Fire Department.
- 18. The project abuts 42nd Avenue (60' right-of-way) with existing traffic signal at the intersection of 42nd Avenue and Washington Street, and is directly accessed from 42nd Avenue (60' right-of-way) with a 24-foot wide driveway.
- 19. The project is served by domestic water and sewer service from the Coachella Valley Water District.
- 20. Site disturbance has already occurred as vacant commercial land. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out on November 4, 2016 including to the Agua Caliente Band of Cahuilla Indians and to the Soboba Band of Luiseño Indians. No request to consult was received.
- 21. Environmental Assessment No. 42949 identified no potentially significant environmental impacts, and no mitigation is required.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the proposed C-1/C-P 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 compatible with the present and future logical development of the area.

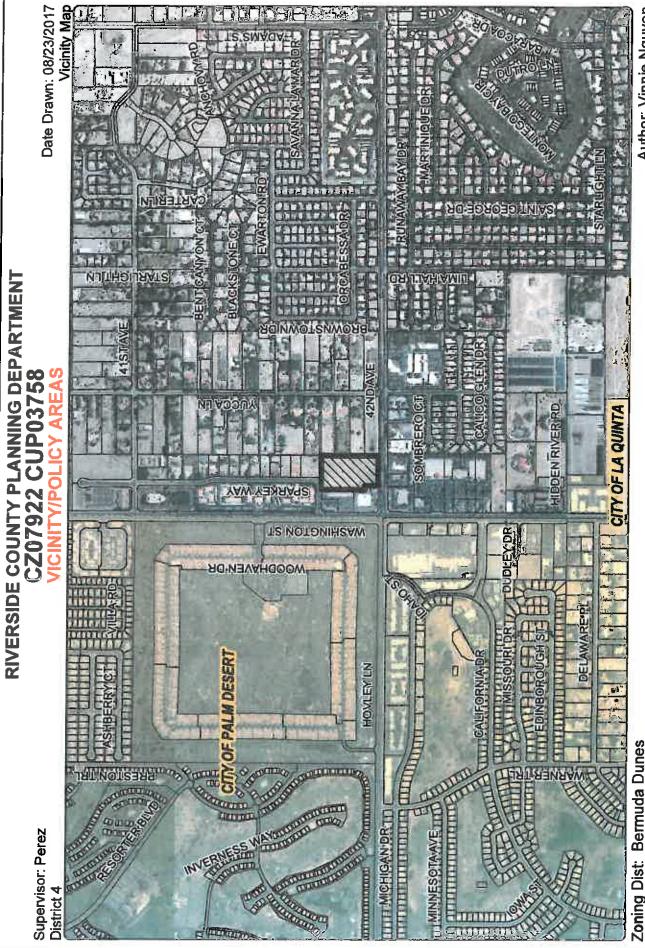
CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 Planning Commission Staff Report: November 15, 2017 Page 6 of 6

- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

- 1. As of this writing (11/06/2017), three (3) letters from the general public, in support of the project have been received. There were also two (2) email communications from the 4th District Supervisor's staff indicating community opposition dated August 15, 2017 and September 14, 2017 respectively.
- 2. The project site is not located within:
 - a. General Plan Policy Overlay;
 - b. An Agriculture Preserve;
 - c. An Area of Flooding Sensitivity;
 - d. A High Fire Area;
 - e. A County Fault Zone;
 - f. A Dam Inundation Area; or
 - g. A CVMSHCP Conservation Area.
- 3. The project site is located within:
 - a. An Airport Influence Area;
 - b. Are Area of Moderate Liquefaction Potential:
 - c. The boundaries of the Desert Sands Unified School District;
 - d. Bermuda Dunes Neighborhood Preservation Overlay Zone; and
 - e. Zone B of the Mt. Palomar Lighting Area.
- 4. The subject site is currently designated as Assessor's Parcel Number 607-130-010.

Y:\Planning Case Files-Riverside office\CUP03758\DH-PC-BOS Hearings\DH-PC\Staff Report CUP 3758 MC.docx Date Revised: 11/07/17



Author: Vinnie Nguyen





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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Perez District 4 CZ07922 CUP03758 Date Drawn: 08/23/2017 Exhibit 1

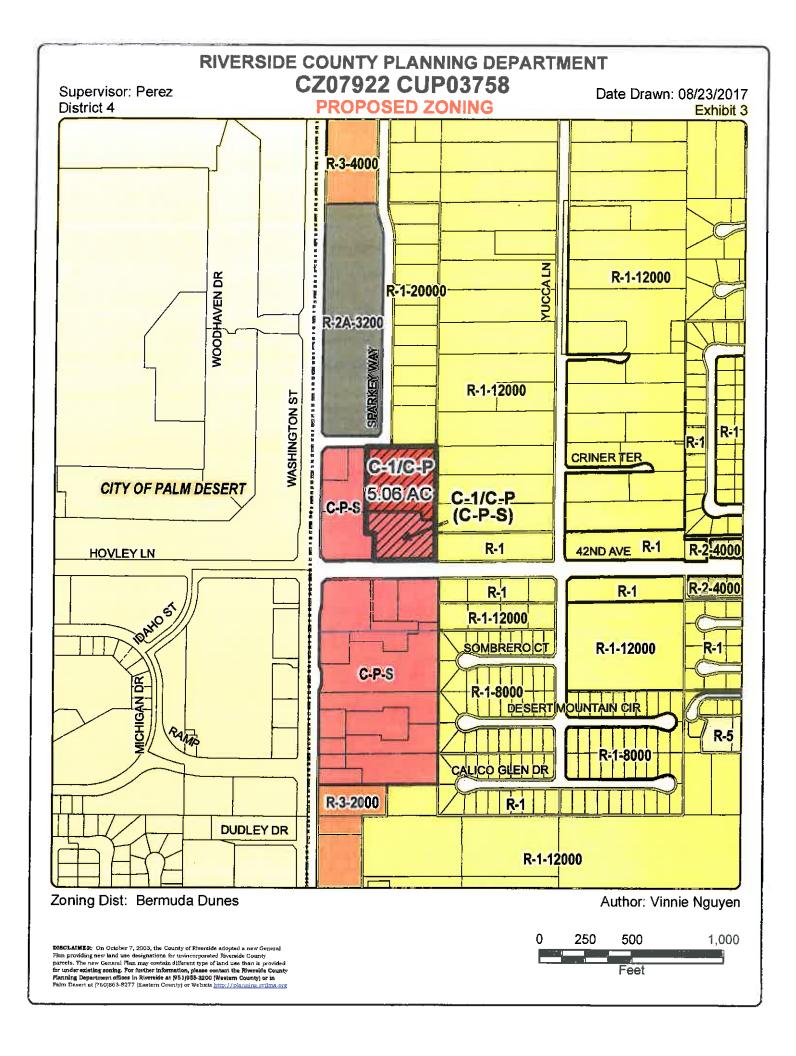


Zoning Dist: Bermuda Dunes

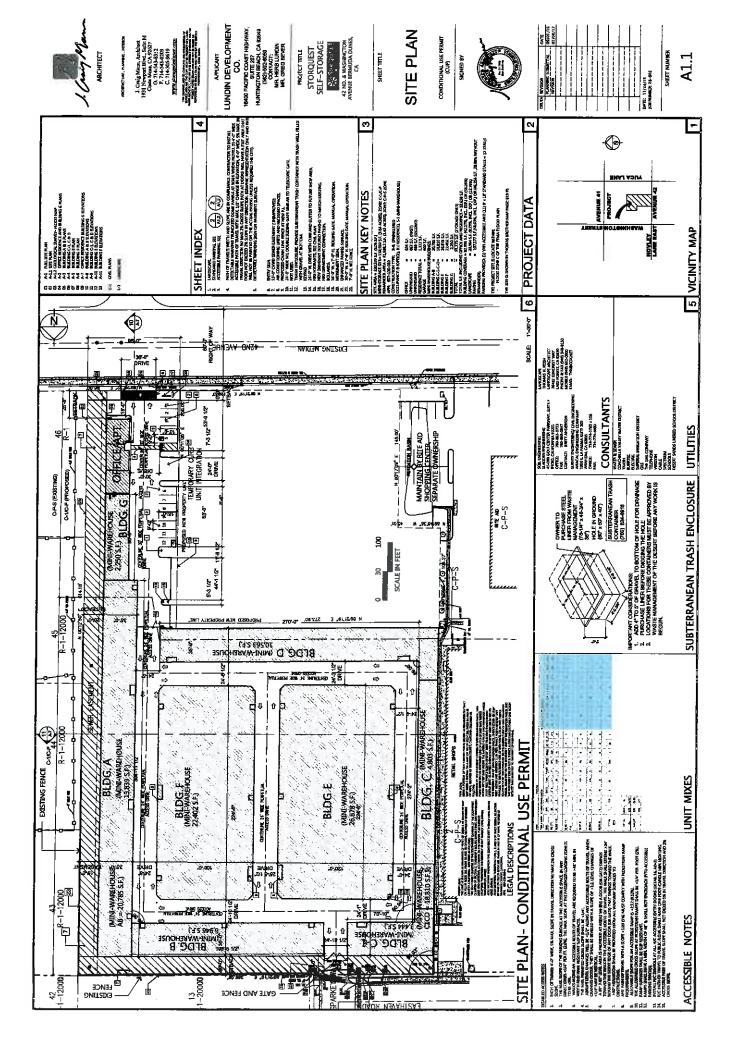
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General
Plan providing new land use designations for unincorporated Riverside County
parcels. The new General Plan may contain different type of land use than is provided
for under existing soning. For further information, please contact the Riverside County
Planning Department offices in Riverside at 68 1985-8200 (Western County) or in
Palm Desert at (760)863-8277 (Eastern County) or Website http://olanning.rothme.org

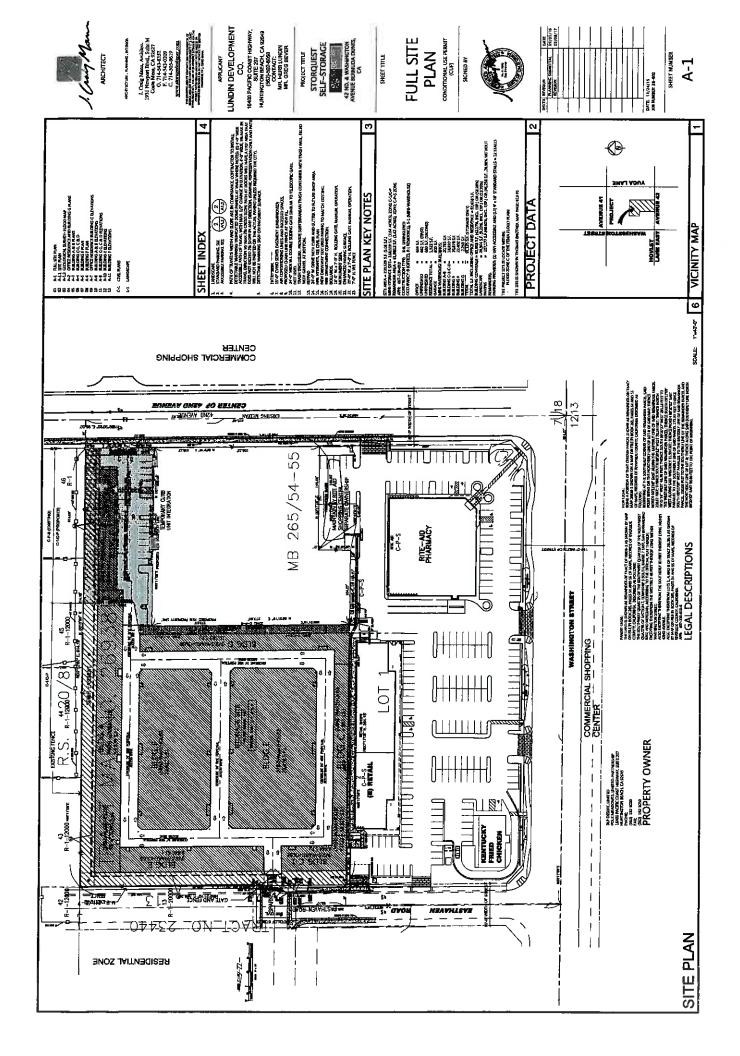


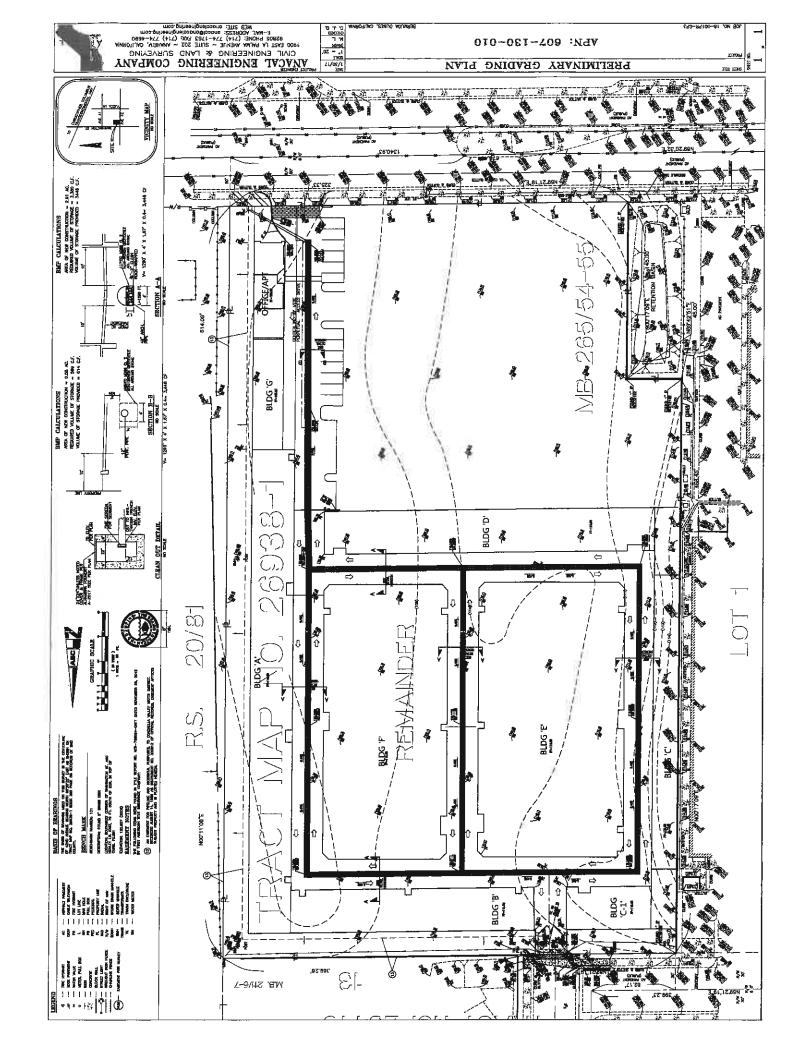
Author: Vinnie Nguyen

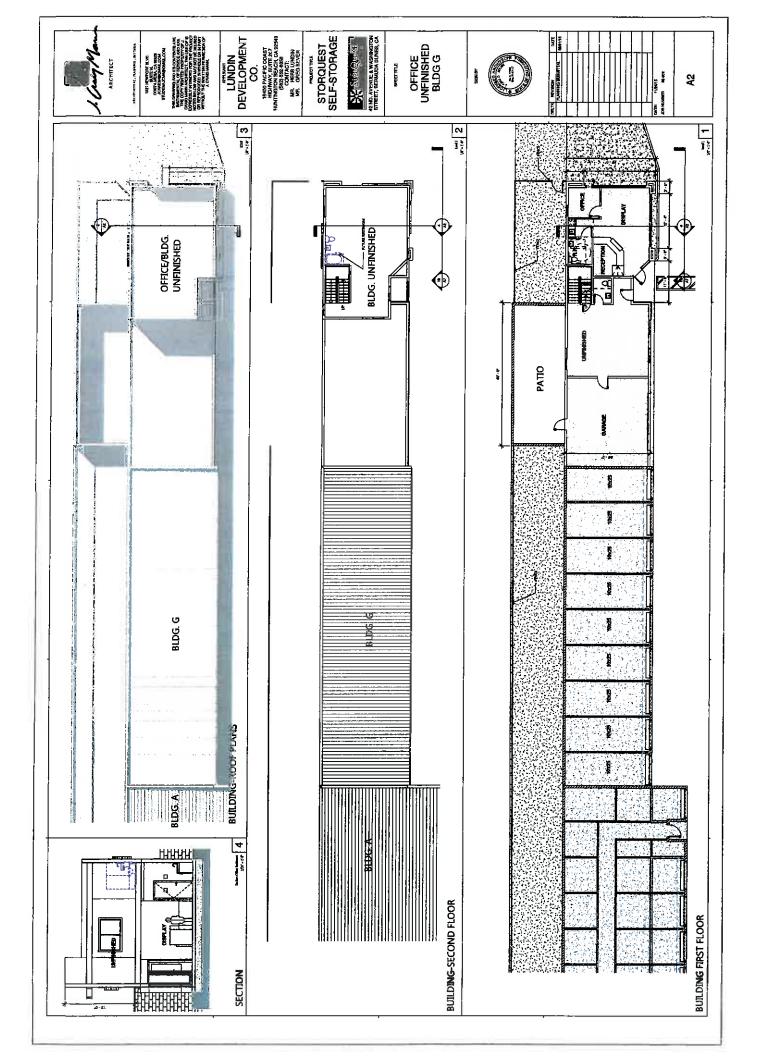


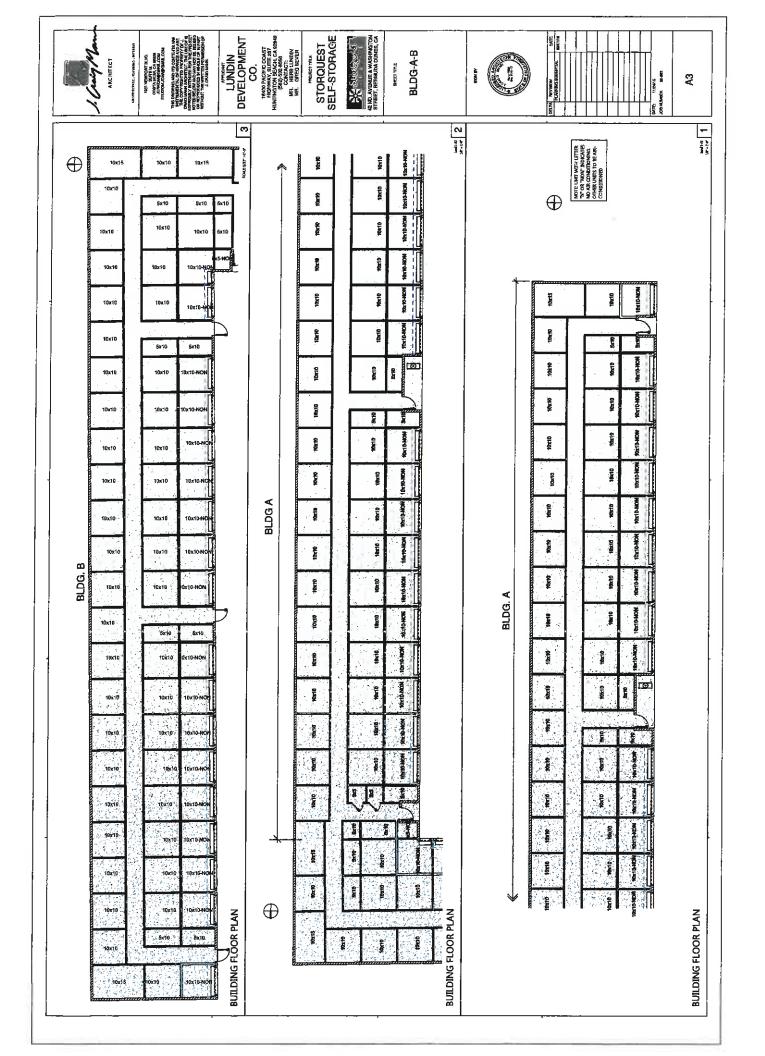
RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07922 CUP03758 Supervisor: Perez Date Drawn: 08/23/2017 **EXISTING GENERAL PLAN** District 4 Exhibit 5 CO SPARKEY WAY LDR WOODHAVEN DR **VLDR** TRUE COUNTRY CT **HDR** WASHINGTON ST MDR CRINER TER CR CITY OF PALM DESERT 5.06 AC **42ND AVE** HOVLEY LN HDR SOMBRERO CT CR GLEN DR DUDLEY DR HDR Zoning Dist: Bermuda Dunes Author: Vinnie Nguyen 250 500 1,000 DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of Jand use than is provided for under existing soning. For further information, please contact the Riverside County Planning Department offices in Riverside at 69 191958-2000 (Western County) or in Palm Desert at (760)863-8277 (Beatern County) or Website http://planning.archima.com/ Feet

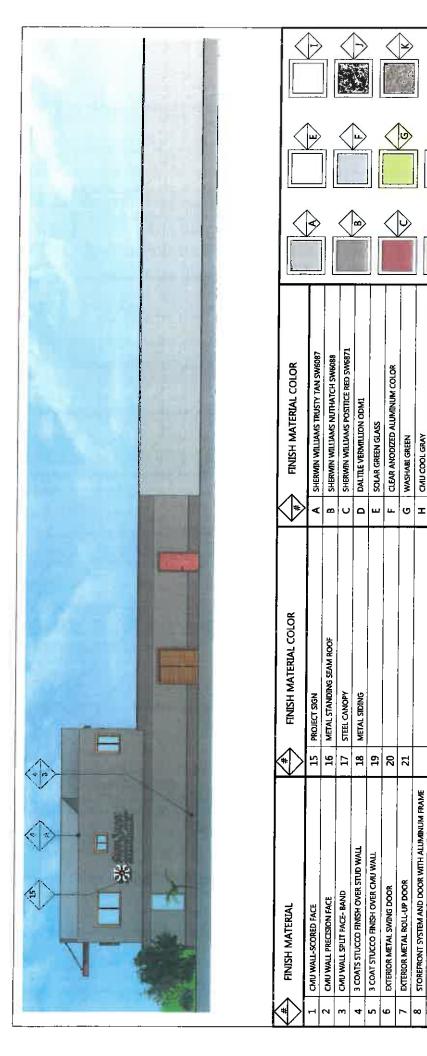












7'-0" H. WROUGHT IRON FENCE & 3'-0" W. x 7'-0"H. GATE

12 11 12

WINDOW OR SPANDREL

6

STEEL BEAM WITH TEXT " OFFICE" AT ENTRY

1 1/2" ALUMINUM REVEAL IN STUCCO

OVERHEAD DOOR EXTERIOR LIGHT

4

LUNDIN DEVELOPMENT CO.

16400 PACIFIC COAST HIGHWAY, SUITE 207
HUNTINGTON BEACH, CA 92649
(562)-592-6060
CONTACT:
MR. HERB LINDIN
MR. GREG BEVER



ARCHITECT JCRAIGM@GMAIL.COM STUDIOM.JCMA@GMAIL.COM

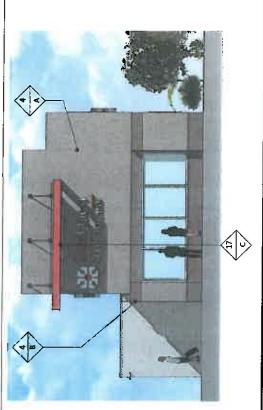
FINISH MATERIAL COLOR SAMPLES

ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT

SHERWIN WILLIAMS-ALABASTER SW7008

ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT





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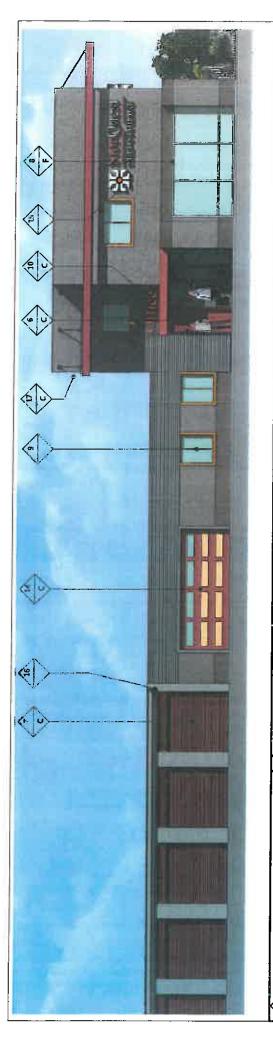
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42 ND. & WASHINGTON BERMUDA DUNES, CA



JCRAIGM@GMAIL.COM STUDIOM.JCMA@GMAIL.COM



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13	EXTERIOR LIGHT				PROOF CLEAR COAT			
14	OVERHEAD DOOR					FINISH MATERIAL COLOR SAMPLES	SAMPLES	

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16400 PACIFIC COAST HIGHWAY, SUITE 207 HUNTINGTON BEACH, CA 92849 (582)-582-6050 CONTACT: MR. HERB LUNDIN MR. GREG BEVER





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

Environmental Assessment (E.A.) Number: 42949

Project Case Type (s) and Number(s): Change of Zone No. 7922 / Conditional Use Permit No. 3758

Lead Agency Name: Riverside County Planning Department Address: 77588 El Duna Ct. Ste. H Palm Desert, CA 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760-863-8271

Applicant's Name: BLP Desert LP / Polk Meadows LP Applicant's Address: 16400 Pacific Coast Highway No. 207

Huntington Beach, CA 92649

I. **PROJECT INFORMATION**

A. Project Description: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06 acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a miniwarehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total ministorage units. The project also includes a 634-square foot office with 12 customer parking spaces and a 1,322 square foot caretaker's residence with a 600-square foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

B. Type of Project: Site Specific ⊠; Countywide ⊟; Community □; Policy .

C. Total Project Area: 5.06 Acres

Residential Acres:

Lots:

Units:

Projected No. of Residents:

Commercial Acres: 5.06

Lots: 1

Sq. Ft. of Bldg. Area: 93,658

Est. No. of Employees: 3

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 607-130-010

- E. Street References: North of 42nd Avenue, east of Washington Avenue, west of Yucca Lane, and south of Sparkey Way terminus.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 7 East, and Section 7.
- G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of a vacant commercial pad of 5.06 acres located within Bermuda Dunes within the City Sphere of Influence of the City of Palm Desert. Commercial retail buildings are located to the south and west, apartments and one family dwellings to the north, and one family dwellings to the east. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The proposed project as a mini-warehouse meets the requirements of the Community Development: Commercial Retail (C-R) General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies
- 2. Circulation: The proposed project has adequate circulation to the site with improved streets including Washington Street, 42nd Avenue, contains curbs, gutters, and sidewalks. Therefore, it is 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.
- 4. Safety: The proposed project is not located within Areas of Flooding Sensitivity. Proposed retention areas address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
- 5. Noise: Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- **6. Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies excepting one (1) 1,322-square-foot caretaker's residence at the proposed mini-warehouse.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading activities (Condition of Approval 10. BS Grade.9-Dust Control). The proposed mini-warehouse building meets all applicable Air Quality element policies.
- 8. Healthy Communities: The proposed project does not conflict with healthy communities land use policies including directing new growth to existing urbanized areas such a miniwarehouse complex being proposed near corner of Washington Street and 42nd Avenue (HC 2.1b) and due to increase in active transportation (HC 2.2b) such as walking and biking as result of the existing pedestrian sidewalk along 42nd Avenue and requirement for bike rack with two (2) spaces (Condition of Approval 90.Planning.4-Install Bike Racks).
- B. General Plan Area Plan(s): Western Coachella Valley Area Plan (WCVAP)
- C. Foundation Component(s): Community Development
- D. Land Use Designation(s): Commercial Retail (0.20 0.35 Floor Area Ratio)
- E. Overlay(s), if any: Bermuda Dunes Neighborhood Preservation Overlay
- F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding: The project site is surrounded by properties which are designated Commercial Retail (CR), Medium Density Residential (MDR), High Density Residential (HDR), and Very Low Density Residential (VLDR).
1. Area Pian(s): Western Coachella Vailey Area Pian
2. Foundation Component(s): Community Development
3. Land Use Designation(s): Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio)
4. Overlay(s), if any: Bermuda Dunes Neighborhood Preservation Overlay
5. Policy Area(s), if any: Not Applicable
H. Adopted Specific Plan Information
 Name and Number of Specific Plan, if any: Not Applicable Specific Plan Planning Area, and Policies, if any: Not Applicable
I. Existing Zoning: General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S)
J. Proposed Zoning, if any: General Commercial (C-1/C-P)
K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1-12,000)
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.
Aesthetics
IV. DETERMINATION On the basis of this initial evaluation: A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED ☑ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,
have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a s ENVIRONMENTAL IMPACT REPORT is required.	ignificant effect on the environment, and an
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/N	
I find that although the proposed project could have NEW ENVIRONMENTAL DOCUMENTATION IS REC effects of the proposed project have been adequated Declaration pursuant to applicable legal standards, (b) a project have been avoided or mitigated pursuant to the proposed project will not result in any new significant er EIR or Negative Declaration, (d) the proposed project we environmental effects identified in the earlier EIR or Negative Declaration in t	RUIRED because (a) all potentially significant ely analyzed in an earlier EIR or Negative all potentially significant effects of the proposed at earlier EIR or Negative Declaration, (c) the avironmental effects not identified in the earlier ill not substantially increase the severity of the ative Declaration, (e) no considerably different 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 leg necessary but none of the conditions described in Ca exist. An ADDENDUM to a previously-certified EIR or will be considered by the approving body or bodies.	al standards, some changes or additions are alifornia Code of Regulations, Section 15162
I find that at least one of the conditions describe	ed in California Code of Regulations, Section
15162 exist, but I further find that only minor additions of EIR adequately apply to the project in the changed si ENVIRONMENTAL IMPACT REPORT is required that remake the previous EIR adequate for the project as revised.	r changes are necessary to make the previous ituation; therefore a SUPPLEMENT TO THE need only contain the information necessary to
I find that at least one of the following conditions Section 15162, exist and a SUBSEQUENT ENVIRON Substantial changes are proposed in the project which wor negative declaration due to the involvement of new significance in the severity of previously identified significant occurred with respect to the circumstances under which major revisions of the previous EIR or negative declarate environmental effects or a substantial increase in the effects; or (3) New information of substantial importance been known with the exercise of reasonable diligence complete or the negative declaration was adopted, show one or more significant effects not discussed in the Significant effects previously examined will be substant EIR or negative declaration; (C) Mitigation measures or a would in fact be feasible, and would substantially reduce but the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment, but the project proponents decline to adopt	MENTAL IMPACT REPORT is required: (1) vill require major revisions of the previous EIR gnificant environmental effects or a substantial ficant effects; (2) Substantial changes have in the project is undertaken which will require tion due to the involvement of new significant as eseverity of previously identified significant as the time the previous EIR was certified as as any the following:(A) The project will have the previous EIR or negative declaration;(B) itself and the previous alternatives previously found not to be feasible to one or more significant effects of the project, on measures or alternatives; or,(D) Mitigation and from those analyzed in the previous EIR or more significant effects of the project on the
Mytom	September 18, 2017
Signature /	Date
Jay T. Olivas	For: Charissa Leach, P.E. Assistant TLMA 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				
 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?			\boxtimes	

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located along 42nd Avenue which is not designated as a scenic highway corridor. Therefore, no impacts are expected.
- b) The proposed mini-warehouse project is located within an existing commercial and residential area, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations with majority of buildings are single-story up to 13 feet in height with two-story component up to 24 feet in height for the caretaker's residence and office near the 42nd Avenue entrance. Additionally, the project will be required to have a final desert landscape plan with inspections, in accordance with County Ordinance No. 859, as indicated by Conditions of Approval (COA's) such as COA 90.Trans.25–Landscape Inspection Requirements (Conditional Use Permit No. 3758 (CUP 3758)). Therefore, impacts would be less than significant.

<u>Mitigation</u>: 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 Polluti	on)			
a) The project site is located approximately 42 miles from Zone B of Ordinance No. 655. The project is therefore 655 of the <i>Riverside County Standards and Guidelines</i> to restrict the use of certain light fixtures emitting into the light rays and detrimentally affect astronomical observation mandates that all outdoor lighting, aside from street light directed in order to obstruct shining onto adjacent 10.Planning.20-Mt. Palomar Lighting Area (CUP 3758 apply throughout Zone B of Ordinance No. 655 and not above-described Condition of Approval, impacts would Mitigation: No mitigation measures are required.	required to s. The purpone night sky ations and re hting, be low properties). These are mitigation	o comply wind ose of Ording that can contessearch. On which the ground and street or general in pursuant to	th Ordinan mance No. reate unde rdinance Nound, hoodes such as requirement CEQA.	ce No. 655 is sirable lo. 655 ed and s COA ts that
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: a) The project consisting of a 93,658 square foot mini-wa	robouno fo	oility with o	orotokov dv	uollin a
and 12 space parking lot would create a new light sour not anticipated to reach a significant level due to Approximately 74 downcast low pressure sodium or extremely the mini warehouse buildings and no light poles are pushielded and hooded thereby reducing any lighting in Hooded) (CUP 3758). Proposed desert landscaping will along 42 nd Avenue (COA 10.Trans.11 Landscape Required be less than significant.	ce, howeve the size quivalent lig proposed. L npacts (CC I also provid	er, any new and scope pht fixtures ighting is co DA 10.Pland de partial b	source of I of the pare propose conditioned ning.6 – Li uffering inc	light is roject. sed on to be ghting luding
b) Surrounding land uses include a commercial retail build one family and apartment dwellings. The amount of ligh existing levels and is not considered substantial; there exposed to unacceptable light levels. All lighting shall be directed toward any adjoining properties in accorda Hooded (CUP 3758). Outdoor lighting impacts are there	nt that will b fore, surrou se shielded nce with C	e created inding prop and hoode COA 10.Pla	s consister erties will r d and will r anning.6-Li	nt with not be not be ghting
Mitigation: No mitigation measures are required.				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on 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?				\boxtimes
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				\boxtimes
a-d) The project is not affected by agriculture progressive County General Plan. The project site is importance", it is "urban-built up land". The project is agricultural zones (A-1, A-2, C/V, A-D and A-P). The existing environment that could result in conversion Therefore, there would be no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required	not desig s not adjac project doc	inated as fa cent to, or w es not involve	rmland of ithin 300 f changes	"local eet of to the
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of				\boxtimes
forest land to non-forest use? 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?				
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a) The project is not located within the boundaries of a for Resources Code section 12220(g)), timberland (as defined by 4526), or timberland zoned Timberland Production (as of 51104(g)). Therefore, the proposed project will not impact timberland, or timberland zoned Timberland Production. b) According to General Plan, the project is not located within the loss of forest land or conversion of forest land to non-fore occur as a result of the proposed project. c) The project will not involve other changes in the existing location or nature, could result in conversion of forest land to non-forest land to	urces Easter als. rest land (as Public Reso efined by G and designa forest land a st use; there	s defined in urces Code sted as forest and will not refore, no impa	Public section section t land, esult in
a) The project is not located within the boundaries of a for Resources Code section 12220(g)), timberland (as defined by 4526), or timberland zoned Timberland Production (as of 51104(g)). Therefore, the proposed project will not impact timberland, or timberland zoned Timberland Production. b) According to General Plan, the project is not located within the loss of forest land or conversion of forest land to non-fore occur as a result of the proposed project. c) The project will not involve other changes in the existing location or nature, could result in conversion of forest land to religation: No mitigation measures are required. R QUALITY Would the project Air Quality Impacts a) Conflict with or obstruct implementation of the oblicable air quality plan? b) Violate any air quality standard or contribute estantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source	Public Reso efined by G and designa forest land a st use; there	urces Code s fovt. Code s ted as forest and will not re fore, no impa	section section t land, esult in act will
Resources Code section 12220(g)), timberland (as defined by 4526), or timberland zoned Timberland Production (as displayed). Therefore, the proposed project will not impact timberland, or timberland zoned Timberland Production. b) According to General Plan, the project is not located within the loss of forest land or conversion of forest land to non-fore occur as a result of the proposed project. c) The project will not involve other changes in the existing location or nature, could result in conversion of forest land to religation: No mitigation measures are required. R QUALITY Would the project Air Quality Impacts a) Conflict with or obstruct implementation of the oblicable air quality plan? b) Violate any air quality standard or contribute estantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source	Public Reso efined by G and designa forest land a st use; there	urces Code s fovt. Code s ted as forest and will not re fore, no impa	section section t land, esult in act will
the loss of forest land or conversion of forest land to non-fore occur as a result of the proposed project. c) The project will not involve other changes in the existing location or nature, could result in conversion of forest land to region igation. No mitigation measures are required. nitoring: No monitoring measures are required. R QUALITY Would the project Air Quality Impacts a) Conflict with or obstruct implementation of the oblicable air quality plan? b) Violate any air quality standard or contribute ostantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source	st use; there environment	fore, no impa which, due to	act will
location or nature, could result in conversion of forest land to rigation: No mitigation measures are required. R QUALITY Would the project Air Quality Impacts a) Conflict with or obstruct implementation of the oblicable air quality plan? b) Violate any air quality standard or contribute ostantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which exed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source			o their
Air Quality Impacts a) Conflict with or obstruct implementation of the oblicable air quality plan? b) Violate any air quality standard or contribute ostantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source			
Air Quality Impacts a) Conflict with or obstruct implementation of the olicable air quality plan? b) Violate any air quality standard or contribute estantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source			
b) Violate any air quality standard or contribute estantially to an existing or projected air quality violation? c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source		\boxtimes	
c) Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non-ainment under an applicable federal or state ambient air ality standard (including releasing emissions which seed quantitative thresholds for ozone precursors)? d) Expose sensitive receptors which are located within nile of the project site to project substantial point source		\boxtimes	
d) Expose sensitive receptors which are located within nile of the project site to project substantial point source			
issions?		\boxtimes	
e) Involve the construction of a sensitive receptor ated within one mile of an existing substantial point arce emitter?			\boxtimes
f) Create objectionable odors affecting a substantial nber of people?		LJ	
urce: SCAQMD Significance Thresholds and Analysis			\boxtimes

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

state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (C-R), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the mini-warehouse site. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial development with existing commercial zones, and is limited to approximately 93,658 square feet of total building area under CUP 3758. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial retail, apartment dwellings, one family dwellings, and vacant land. Additionally, the mini-warehouse is limited to approximately 12 parking spaces which are vacant during long periods of time due to nature of mini-warehouse which can be infrequently used including within the storage building areas which can average approximately 15 auto/truck trips per day. Furthermore, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 5,06 acres with 93,658 square feet of proposed building area and associated landscaping, PM10 dust control for grading, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 93,658 square feet of mini-warehouse which storage units remaining dormant when unused and when filled with household or commercial goods with limited automobile trips, and PM10 dust control (COA 60.BS Grade.15 PM10 Plan Required) (CUP 3758), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- 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 existing commercial retail, apartment dwellings, one family dwellings, and vacant land, but is not expected to generate substantial

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
point-source emissions due to the limited size of properties and the type of use, a mini-warehouse building significant emissions, and would be below 3,000 memoral project will not include major transportation facilities impacts are less than significant.	ng, which is nega tons of ca	not typically arbon dioxide	associate (MT CO2	ed with e). The
 e) Surrounding uses do not include significant locali odors. An office building is not a sensitive receptor involve the construction of a sensitive receptor substantial point-source emitter. Therefore, no important 	or. Therefore, r located wit	, the propos hin one mil	ed project	will not
f) The project is a mini-warehouse building, which objectionable odors affecting a substantial number obnoxious dust, odor, or fumes is prohibited (CC Therefore, no impacts are anticipated.	of people. Ma	atter or mate	rial which	creates
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
BIOLOGICAL RESOURCES Would the project	· · · · · · · · · · · · · · · · · · ·	<u></u> .		
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habita Conservation Plan, Natural Conservation Community Plan or other approved local, regional, or state conservation plan?	n,			
b) Have a substantial adverse effect, either directly of through habitat modifications, on any endangered, of threatened species, as listed in Title 14 of the Californi Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)	or └─ ia le			
c) Have a substantial adverse effect, either directly of through habitat modifications, on any species identified as candidate, sensitive, or special status species in local of regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	or a			
d) Interfere substantially with the movement of ar native resident or migratory fish or wildlife species or wit established native resident or migratory wildlife corridors, of impede the use of native wildlife nursery sites?	h 🗀			
e) Have a substantial adverse effect on any riparia habitat or other sensitive natural community identified i local or regional plans, policies, regulations or by th California Department of Fish and Game or U. S. Fish an Wildlife Service?	n └┘ e			
f) Have a substantial adverse effect on federall protected wetlands as defined by Section 404 of the Clea Water Act (including, but not limited to, marsh, vernal poor	'n 🗀			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed as 5.06 acre commercial lot. The project is conditioned to conduct an avian nesting bird survey prior to grading permit during if grading occurs during the nesting season between February 1st and August 31st (COA 60.EPD.1 MBTA Survey) (CUP 3758), which is a standard condition of approval and not mitigation pursuant to CEQA. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the project will not 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. Therefore impacts are expected to be less than significant.
- d) With the requirement for MBTA Survey prior to grading permit issuance if during nesting season, as required under Condition of Approval 60.EPD.1, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) The only tree preservation policy in the County related not contain any oak trees. Therefore, no impacts will a		-		y does
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
CULTURAL RESOURCES Would the project				
8. Historic Resources a) Alter or destroy an historic site?				\boxtimes
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				
Source: On-site Inspection, Project Application Materials; Pr CRM Tech dated June 20, 2007 (from prior CUP 3550 project			rvey prepa	red by
Findings of Fact:				
structures. The project will not cause a substantial historical resource as defined in California Code of Fithe project will have no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
9. Archaeological Resourcesa) 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: On-site Inspection, Project Application Materials; Ph CRM Tech dated June 20, 2007 (prior CUP 3550 project on s			rvey prepa	red by
Findings of Fact:				
 a) Site disturbance has already occurred with the exovergrown desert weeds and limited dry vegetation resources were previously reviewed, and no archaeol Notification letters regarding AB 52 were also mailed 	on. Potentia ogical resou	al impacts to irces were lo	o archaeol cated on th	logical nis lot.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Band of Cahuilla Indians and Soboba Band of Luise 2016. No request to consult was received regard anticipated to alter or destroy any known archaeolog	ing AB 52.	Therefore, th	e project	is not
b) The proposed project is not expected to impact during any ground disturbing activities, unique cultidisturbances shall halt until a meeting is held be Native American representative to discuss the signiful Unanticipated Resources). This is a standard conditingation pursuant to CEQA. No impacts are expected.	ural resource tween the di icance of the ition of appr	es are discov eveloper, are e find (COA	ered, all g chaeologis 10.Plannin	ground it, and g.03 –
c) No human remains have been discovered or are a site. However, there may be a possibility, althous disturbing activities could expose human remains. The Safety Code Section 7050.5 if human remains a activities. No impacts are anticipated.	ough unlikely he project is	y, that the ps subject to S	oroject's g State Healt	ground th and
 d) The project will not restrict existing religious or sac Therefore, there is no impact. 	cred uses wit	thin the poten	itial impact	t area.
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
GEOLOGY AND SOILS Would the project 10. 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?				
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 "Eartho County Geologic Report No. 2528	quake Fault :	Study Zones,	" GIS data	ıbase,
Findings of Fact:				
a) According to RCLIS (GIS database), the propose special studies zone. Based on the review of ae research, there is no evidence of active faults cross would expose people to structures to potential substa are expected.	rial photos, sing trending	site mapping toward the	g and lite subject sit	rature e that
b) In addition, the site is not located within one-h Therefore, the potential for this site to be affected b and no impacts are expected.				

	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.				
Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?				
Source: Riverside County General Plan Figure S-3 "Ge County Geologic Report No. 2528	eneralized l	iquefaction"	, GIS Data	abase,
County Geologic Report No. 2528 recommended over below existing grade or 3 foot below the lowest projection (COA 10.Planing.11- GEO 2528 Accepted). Complia 2016) also addresses any potential liquefaction confinished pad, and the bearing soil is non-expansive a category. Therefore, impacts from liquefaction are less Mitigation: No mitigation measures required. Monitoring: No monitoring measures are required.	posed footi nce with C ncerns duri and falls wi	ngs within th alifornia Buil ing grading thin the "very	e building ding Code activities fo	areas (CBC or the
Ground-shaking Zone Be subject to strong seismic ground shaking?			\boxtimes	
Source: Riverside County General Plan Figure S-4 "Earthque Figures S-13 through S-21 (showing General Ground Shaking Findings of Fact:		ed Slope Inst	ability Map	," and
a) There are no known active or potentially active faults located within an Alquist-Priolo Earthquake Fault Z could affect the site is ground shaking resulting from major active or potentially active faults in southe pertaining to development will mitigate the potential in	one. The parthq rn Californ	orincipal seis uake occurrii ia. CBC 20	smic hazare ng along se 16 requirer	d that everal
Mitigation: No mitigation measures are required. Monitoring: No mitigation measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				\boxtimes
Source: On-site Inspection, Riverside County General Plan Slope"	Figure S-5	"Regions Ur	nderlain by	Steep
Findings of Fact:				
a) According to the County Geologist, landslides Therefore, the project will have no impact.	are not a	potential ha	zard to the	e site.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
14. 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: Riverside County General Plan Figure S-7 "Docume	ented Subsi	dence Areas	Map"	
Findings of Fact:				
a) According to GIS database, the site is located However, County Geologist review concluded that su differential settlement or cracking to the proposed grad to the CBC 2016. Impacts would be less than significate	ubsidence in ded pad an	n the area w	ill not caus	e any
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				\boxtimes
Source: Project Application Materials, County Geologist revi	ew			
a) According to the County Geologist, tsunamis and site because there are no nearby bodies of water. Therefore, the project will have no impact.				

	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.				
16. 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 – G	Grading Re∖	view		
Findings of Fact:				
 a) The proposed project contains relatively flat topog commercial lot with approximately 600 cubic yards of will not substantially after ground surface relief feature 	grading pro	posed. The	proposed p	
 No slopes with a slope ratio greater than two to one proposed. Therefore, there is no impact. 	e (2:1) (hoi	rizontal run:	vertical rise	e) are
c) No infiltration lines will be disturbed as a result of the p	project. The	refore, there	is no impa	ct.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
17. 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?			\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 Geologi Materials, Building and Safety Grading review	ic Material	s Map", Pro	oject Appli	cation
 a) The project will not result in substantial soil erosion or has been partially disturbed and relative flat topograph New minor grading shall be limited to the project site 	y intended	for commerc	ial develop	ment.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
features such retention areas on the property. Fu 600 cubic yards of cut and 600 cubic yards of significant.				
 b) The expansion potential of the onsite soils is co create less than significant impacts. 	nsidered low, a	and engineer	ed cut and	fill will
c) The project site does not propose septic sys Therefore, there is no impact.	stems or alter	native waste	water dis	posal.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
 18. Erosion a) Change deposition, siltation, or erosion that r modify the channel of a river or stream or the bed of a lal 				
b) Result in any increase in water erosion either or off site?	on		\boxtimes	
Findings of Fact:				
	ped and therefor modify the cha overall Whitew	nnel of a rive ater River Ba	er, stream, asin, there a	or the are no
Findings of Fact: a) The project is not near a river, stream, or lakebed change deposition, siltation, or erosion that may bed of a lake. While the project site is within the rivers in the vicinity of the project located in Be	ped and thereformodify the charall Whitework overall Whitework overall whitework overall whitework overall existing the control protection of the control of	nnel of a rive ater River Ba Therefore, the er erosion, be g improved 4 s from risin a). The proje	er, stream, asin, there a here would out the pro 42 nd Avenu- g to a levect is requir	or the are no be no posed e and vel of red to
 change deposition, siltation, or erosion that may bed of a lake. While the project site is within the rivers in the vicinity of the project located in Be impact. b) The proposed project is anticipated to slightly improvements such as paving and retention are transportation-related improvements will preve significance (COA 10. BS Grade.7 Erosion Co accept and properly dispose of all off-site draina 	ped and thereformodify the charall Whitework overall Whitework overall whitework overall whitework overall existing the control protection of the control of	nnel of a rive ater River Ba Therefore, the er erosion, be g improved 4 s from risin a). The proje	er, stream, asin, there a here would out the pro 42 nd Avenu- g to a levect is requir	or the are no be no posed e and vel of red to
 a) The project is not near a river, stream, or lakely change deposition, siltation, or erosion that may bed of a lake. While the project site is within the rivers in the vicinity of the project located in Be impact. b) The proposed project is anticipated to slightly improvements such as paving and retention are transportation-related improvements will preve significance (COA 10. BS Grade.7 Erosion Co accept and properly dispose of all off-site drainar related to water erosion are considered less than 	ped and thereformodify the charall Whitework overall Whitework overall whitework overall whitework overall existing the control protection of the control of	nnel of a rive ater River Ba Therefore, the er erosion, be g improved 4 s from risin a). The proje	er, stream, asin, there a here would out the pro 42 nd Avenu- g to a levect is requir	or the are no be no posed e and vel of red to

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

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of proposed site improvements with an approximate 93,658-square-foot mini-warehouse complex which includes a paved and lighted automobile parking area for 12 spaces, with a required PM 10 Dust Control Plan (COA 60.BS Grade.15) for grading of vacant property. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project			
20. 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?			\boxtimes

Source: Riverside County Climate Action Plan

Findings of Fact:

 a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO2e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) As of the creation of this environmental analysis, the project at the time of approval would be AB 32 requirements of AB 32 such as due to California Sm use the proposed mini warehouse complex including is no impact.	This projection Requirem	ct does not nents for mo	conflict wi	th the rs that
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
HAZARDS AND HAZARDOUS MATERIALS Would the pro	piect			
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			\boxtimes	
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?	1 1			\boxtimes
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	1 1			
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				\boxtimes
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?	LJ			
Source: Project Application Materials				
Findings of Fact:				
 a) The project does not propose any use that would hazardous material—beyond a small increase in typi with the proposed mini-warehouse buildings. Then expected. 	cal househol	d cleaning a	gents to be	used
b) The proposed project is not anticipated to create environment through reasonably foreseeable upse release of hazardous materials into the environmen prohibited from being stored in the mini-warehous Warehouse Limits). Therefore, there is no impact.	t and accid t. Flammab	ent conditio le or explos	ns involvin ive materia	g the Is are

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The proposed project will not impair implementation of emergency response plan or an emergency evacuation emergency access. Therefore, there is no impact.				
 d) There are no existing or proposed schools within proposed project does not propose the transportation materials. Therefore, there is no impact. 		• •		
 e) The proposed project is not located on a site which is sites compiled pursuant to Government Code Sec significant hazard to the public or the environment. The 	tion 65962	2.5 and, wo	uld not cre	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
22. Airports a) Result in an inconsistency with an Airport Master Plan?				\boxtimes
b) Require review by the Airport Land Use Commission?				
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 people residing or working in the project area?				\boxtimes
Source: Riverside County General Plan Figure S-19 "Airpor Use Commission letter dated June 15, 2017	rt Locations	s," GIS datab	oase Airpor	Land
 a) The project site is located within an Airport Master P Airport Land Use Commission on June 15, 2017 to Dunes Airport Land Use Compatibility Plan. There will 	be "consist	tent" with the		
b) The project site is located within an Airport Master F Land Use Commission. Compliance with the Airport dated June 15, 2017 summarized as follows: that ou prevent spillage of lumens or reflection into the sky, th after rain storms to lessen avian impacts, and that flashing lights directed towards aircraft, uses that v smoke or water vapor generation, and uses that ge under COA 10.Planning.25-ALUC Letter. These a projects within an Airport Land Use Plan and does not	t Land Use utdoor lightinat detention the follow would reflect enerate election	e Commission of the control of the control of the control of the conditions of the c	on (ALUC) ed or shield nain dry 48 ibited: stea t toward al erence as of approve	Letter ded to hours ady or ircraft, stated val for

As a result of these measures, impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The project site is located within an airport land use pl based on conditions as stated in the June 15, 2017 let not create a safety hazard for people residing or work public airport or public use airport. Impacts would be let	ter from A	LUC; therefo project area	re the proje	ect will
 The project is not within the vicinity of a private airstr safety hazard for people residing or working in the proj 				
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?				
a) The project site is in an urbanized area and is not there is no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	t located in	n a high fire	area. The	refore,
Monitoring: No monitoring measures are required.				
HYDROLOGY AND WATER QUALITY Would the project				
24. 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			\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)?	Ы			
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?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				<u> </u>
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	

<u>Source</u>: Water Quality Management Plan by David Queyrel, RCE dated 8/30/16; Coachella Valley Water District letter dated December 8, 2016

Findings of Fact:

- a) The topography of the site is partially disturbed desert land to be improved with miniwarehouse complex on 3.64 acre portion. The project would not substantially alter the existing drainage patterns of the project site; however, the project is required to submit final drainage plans and allow easements for drainage. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA's 60.BS GradeTrans.16-Transportation and CVWD Review; 60.BS Grade.6-Drainage Design) which will include retention areas and inlets capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.8 WQMP Access and Maintenance). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not 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). Additionally, plans for grading, a final desert landscape plan, and irrigation are required to be reviewed and approved by the Coachella Valley Water District ensuring efficient water management and County Transportation Landscape Inspections (COA 90.Trans.26– LC Comply / Irrigation Comply). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including retention areas capable of infiltrating the 100 year

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
	24 hour storm event. The project provides for adeque easements. Therefore, the impact is considered less			and/or appr	opriate
e)	The proposed project will not place housing within a 1 a federal Flood Hazard Boundary or Flood Insur delineation map. Therefore, there is no impact.				
f)	The project proposes mini-warehouse buildings within rate maps, but is less than significant due to reincremental increase of storm water runoff (COA 60.E	tention and	d landscape	e areas to	retair
g)	The proposed project is not anticipated to substantial Quality Management Plan required prior to gradir Approved WQMP). Impacts would less than significa	ng permit is			
		_			
ŕ	The site proposes drainage infrastructure. The proposes new or retrofitted storm water Treatment Control Bowater quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant.	est Manage I, generally	ement Pract applicable	ices (BMPs requiremer	s) (e.g its and
Mitigal	new or retrofitted storm water Treatment Control Bowater quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. pring: No monitoring measures are required.	est Manage I, generally	ement Pract applicable	ices (BMPs requiremer	s) (e.g its and
Mitigat Monito 25. I	new or retrofitted storm water Treatment Control Be water quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. pring: No monitoring measures are required. Floodplains gree of Suitability in 100-Year Floodplains. As indicitly has been checked.	est Manage I, generally suant to CE	ement Pract applicable EQA. Impa	ices (BMPs requiremer cts would t	s) (e.g. nts and oe less
Mitigat Monito 25. I De Suitab	new or retrofitted storm water Treatment Control Be water quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. pring: No monitoring measures are required. Floodplains egree of Suitability in 100-Year Floodplains. As indicitly has been checked. Iot Applicable U - Generally Unsuitable	est Manage I, generally suant to CE	ement Pract applicable EQA. Impa	ices (BMPs requiremer cts would t	s) (e.g
Mitigat Monito De Suitab NA - N a) he sit course ate of	new or retrofitted storm water Treatment Control Be water quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. tion: No monitoring measures are required. Floodplains gree of Suitability in 100-Year Floodplains. As indicitly has been checked. Iot Applicable U - Generally Unsuitable Substantially alter the existing drainage pattern of the or area, including through the alteration of the of a stream or river, or substantially increase the ramount of surface runoff in a manner that would	est Manage I, generally suant to CE	ement Pract applicable EQA. Impa	ices (BMPs requiremen cts would to opriate De	s) (e.g
Monito 25. I De Suitab NA - N a) he sit course ate of esult i b)	new or retrofitted storm water Treatment Control Be water quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. tion: No monitoring measures are required. Floodplains gree of Suitability in 100-Year Floodplains. As indicitly has been checked. Iot Applicable U - Generally Unsuitable Substantially alter the existing drainage pattern of the or area, including through the alteration of the exist of a stream or river, or substantially increase the ramount of surface runoff in a manner that would in flooding on- or off-site? Changes in absorption rates or the rate and	est Manage I, generally suant to CE	ement Pract applicable EQA. Impa	ices (BMPs requirement cts would be opriate Dec	s) (e.g
Mitigat Monito De Suitab NA - N a) he sit course ate of esult in b) mour	new or retrofitted storm water Treatment Control Be water quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. tion: No monitoring measures are required. Floodplains gree of Suitability in 100-Year Floodplains. As indicitly has been checked. Iot Applicable U - Generally Unsuitable Substantially alter the existing drainage pattern of the or area, including through the alteration of the e of a stream or river, or substantially increase the ramount of surface runoff in a manner that would in flooding on- or off-site? Changes in absorption rates or the rate and at of surface runoff?	est Manage I, generally suant to CE	ement Pract applicable EQA. Impa	ices (BMPs requirement cts would to opriate De	s) (e.g
Monito Monito De Suitab NA - N a) he sit course ate of esult i b) mour c) coss, ir	new or retrofitted storm water Treatment Control Be water quality treatment basins). BMPs are standard therefore do not qualify as mitigation measures purthan significant. tion: No mitigation measures are required. tring: No monitoring measures are required. Floodplains gree of Suitability in 100-Year Floodplains. As individually has been checked. Iot Applicable U - Generally Unsuitable Substantially alter the existing drainage pattern of the or area, including through the alteration of the exist of a stream or river, or substantially increase the ramount of surface runoff in a manner that would in flooding on- or off-site? Changes in absorption rates or the rate and that of surface runoff? Expose people or structures to a significant risk of nigury or death involving flooding, including flooding as all tof the failure of a levee or dam (Dam Inundation)	est Manage I, generally suant to CE	ement Pract applicable EQA. Impa	ices (BMPs requirement cts would be opriate Dec	s) (e.g

<u>Source</u>: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Water Quality Management Plan by David Queyrel, RCE dated 8/30/16; Coachella Valley Water District letter dated December 8, 2016

p		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findin	gs of Fact:				
a)	The project will not substantially after the existing proposed drainage improvements including requirinfiltrating the 100 year 24 hour storm event in oproperties. The project lies in the area of the Word currently vacant with proposed mini-warehouse compactes to remain vacant with no mini-warehouse build portion would be fully improved with impervious parket to be kept on-site through use of retention areas and impacts are therefore considered less than significated desert landscaping (COAs 60.BSGrade.6 80.Trans.17.Landsccape Plot Plan).	rement for rder to previnitewater Replex of buildings or parting lot surfact dinlets for the remarks.	retention a vent flooding tiver Basin. dings on 3.64 king, however and which the mini-warmage improv	reas capa g to down The 5.06 4 acres wit er, the 3.6 h 100% dr ehouse co	able of stream site is th 1.42 64 acre ainage emplex.
b)	It is not anticipated that offsite flows will be substated proposed project due to proposed drainage improvemention areas as outlined in the hydrology report. Than significant.	vements lar	gely consist	ting of pro	posed
c)	The proposed project would not expose people or str or death involving flooding, including flooding as a res proposed drainage improvements such as retention located in an area susceptible to the impacts of the considered less than significant.	sult of the fa basin. In ac	ilure of a leve ddition, the p	ee or dam project site	due to
d)	There is no nearby surface water body, and therefore change the amount of surface water in any body of wa				
Mitigat	ion: No mitigation measures are required.				
<u>Monito</u>	ring: No monitoring measures are required.				
LAND	USE/PLANNING Would the project			<u> </u>	
a)	and Use Result in a substantial alteration of the present or d land use of an area?			\boxtimes	
b)				\boxtimes	
Source	g: Riverside County General Plan, GIS database, Proj	ect Applicat	ion Materials	i	
<u>Finding</u>	as of Fact:				
	The project would result in an alteration of the warehouse buildings with caretaker's residence overall 5.06 acre site would be constructed existing commercial and residential area into warehouses can be permitted with an approvement of the subject land.	e and office The subjeended for su red Condition	on a 3.64 a ct land is lo uch developr onal Use Pe	cre portior cated with ment since rmit. The p	of an

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Commercial Retail (C-R), and areas with a La envisioned for such general commercial rel similar to one that the County approved a nu 3550 which was not constructed and which w the proposed project. Storage facilities general uses. Improving this site would help control benefit the immediate neighbors due to dra basins and inlets on the subject property, significant. See also discussion under Section land use, zoning, and general plan consistency	ated uses. umber of year ill become a ally general 100 year inage impr Therefore, ns I and II,	This project ars ago in null and voice little traffic flood events covernents someones work work and the project work are someones work are projects which was a simpact with the project are projects.	t is substa 2008 under with approprese relative to and is lik uch as ret uld be less	antially r CUP oval of other kely to tention s than
b. The project is located within the Sphere of Inf Project information was forwarded to the C communication of September 12, 2017 indica Retail Center" in the City's General Plan, but annex any portion of the Bermuda Dunes Sphere.	city of Paln ted the site also there	n Desert. was identifi were no im	The City's ed as "Sub mediate pla	email ourban ans to
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
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)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				\boxtimes
Source: Riverside County General Plan Land Use Element,	Staff review	. GIS databa	ise	
Findings of Fact:				
a, b) The project will be consistent with the site's exist (C-1-/C-P) zone due to the proposed mini-warehous permitted use with an approved conditional use buildings comply with development standards of the end minimum lot area requirement and compliance with	e project v permit. The xisting and	which is spe- e proposed proposed C	cifically listo mini-warel -1/C-P zono	ed as house e with

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Ordinance No. 348 including no individual mini-warehouse units exceeding 500 square feet. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and One-Family Dwellings (R-1-12,000). The project would buffer adjacent zones with

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
perimeter treatment, hooded lighting, and focused lar Security and 80.Trans.17 Landscape Plot Plan). The 1.42 acre vacant portion to be fenced with no parking Condition of Approval 10.PLANNING.25 - No Vehicle be less than significant.	e property of or storage	f 5.06 acres incursions ir	s would inc	lude a ce with
c-d) The proposal for mini-warehouse will be consurrounding land uses including commercial buildin dwellings, which have been constructed and are operincludes buffering and perimeter treatment such as feather easterly lot line with existing residences which walls/fencing to minimize any encroachment by pot limited to graveling. Therefore, impacts would be less	gs, multiple rating in the ncing. No la already ha ential pedes	family dwe project vicin andscaping i ve existing strians. This	llings, one- nity, which p s proposed landscapin	family project along g with
 e) The project area is compatible with the project's pronound in the project area is compatible with the project's property of an impact. 				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				
MINERAL RESOURCES Would the project			•	
28. 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 mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				\boxtimes
c) Be an incompatible land use located adjacent to a 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 "Minera	l Resources	Area"		
The project area has not been used for mining. Ther loss of availability of a known mineral resource in an a that would be of value to the region or the residen	rea classific	ed or design	ated by the	State

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a

c) Surrounding the project site are commercial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible

local general plan, specific plan or other land use plan. Therefore, there is no impact.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
with the surrounding uses and will not be locate area, or existing surface mine. Therefore, there is	•	State clas	sified, desi	ignated
 d) The project site is not located adjacent or near project will not expose people or property to haze no impact. 				
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 Discoura	ble		ked. ionally Acc	eptable
29. Airport Noise a) For a project located within an airport land upplan or, where such a plan has not been adopted, with two miles of a public airport or public use airport would the project expose people residing or working in the project.	nin he			
area to excessive noise levels? NA				
would the project expose people residing or working in the project area to excessive noise levels? NA A B C D D	he 🗀			
Source: Riverside County General Plan Figure S-19 "Ail Facilities Map	rport Locations,	" County of	Riverside	Airport
Findings of Fact:				
a) The project site is located within two miles of a public the project to some airport noise, but the noise level would nature of the project in compliance with the 2016 CBC.				
 b) The project is not located within the vicinity of a pri- residing on the project site or area to excessive noise leve 	•			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
Source: Riverside County General Plan Figure C-1 "Country Inspection	Circulation F	Plan", GIS d	atabase,	On-site
Findings of Fact: The proposed project is not located within and there would no impact due to commercial nature of the p		icinity of an	existing ra	il road,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Highway Noise NA				
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The proposed project is located within a located to the north and 200 feet to Washington Street to the commercial nature of the project in compliance with 2016 CB	e west, but			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Other Noise NA □ B □ C □ D □				
Source: Project Application Materials, GIS database				
Findings of Fact: The project is not affected by other noise in	mpacts. The	ere will be no	impact.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. 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?				
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Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated	•	

<u>Source</u>: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for mini warehouse will not substantially increase ambient noise levels due to existing traffic noise along 42nd Avenue and Washington Street. No outdoor speakers are proposed. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.11 Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

PALEONTOLOGICAL RESOURCES		
 34. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? 		\boxtimes

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.1 – Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

	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.				
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?				\boxtimes
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				\boxtimes
d) Affect a County Redevelopment Project Area?				
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, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the commercial nature of the project with one proposed caretaker's residence. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 3 employees as result of the 93,658 square foot mini-warehouse. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area including Bermuda Dunes and City of Palm Desert. Because the increase is so small, there will be no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business with up to approximately 3 employees and up to 50 construction jobs. This population increase will not exceed official regional or local population projections and be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
f) The project will not induce substantial population be for mini warehouse with up to approximate workers. Impacts from the addition of approxima significant.	ely 3 employee	s and up to	50 const	ructior
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
the provision of new or physically altered government altered governmental facilities, the construction of w impacts, in order to maintain acceptable service rat objectives for any of the public services: 36. Fire Services	hich could cau	ise significa	nt environ	menta
Source: Riverside County General Plan Safety Element				
Findings of Fact:				
The proposed mini-warehouse will have a less than signification since the project provides adequate fire access along driveway entrance. Fire protection improvements such access (COA's 10.Fire.5 – Gate Entrances) shall be requaterials are prohibited from being stored in 10.Planning.21- Mini-Warehouse Limits).	g 42 nd Ávenue as maintaining uired. Additiona	with minim minimum re ally, flamma	um 36-foot equired fire ble or exp	t wide truck losive
Furthermore, the project will not result in substantial ac provision of new or physically altered government facilit governmental facilities. As such, this project will not F service ratios, response times or other performance Therefore, the impact is considered less than significant.	ies or the need fire Services' a	for new or publication	ohysically a intain acce	altered ptable
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
37. Sheriff Services			\boxtimes	
Source: Riverside County General Plan				
Findings of Fact:				
The Riverside County Sheriff's Department (RCSD) proservices to the project site. Similar to fire protection				
increase the demand for sheriff services in the project				

	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.				
38. Schools				
Source: GIS database				
Findings of Fact:				
The Desert Sands Unified School District provides public ed applicant is anticipated to be required to pay school fees du 80.Planning.6 - School Fees). Therefore, impacts are less the	e to new m	ini-warehous		
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries				\boxtimes
Source: Riverside County General Plan				
Findings of Fact:				
The proposed project will not create an incremental demand require the provision of new or altered government faci impact.	•			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
40. Health Services				
Source: Riverside County General Plan				
Findings of Fact:				
The use of the proposed project area would not cause a significant the project proposes approximately 3 workers who could pobuilding. The site is located within the service parameters of not physically alter existing health facilities or result in the health facilities. Therefore, there is no impact.	tentially wor of County he	k at the new ealth centers	mini-warel . The proje	house ct will

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	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.				
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 Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				\boxtimes
 a) The scope of the proposed project does not inverce ational facilities that would have an adverse phy land is part of an existing commercial area. Therefore b) Due to the relatively small size of the 5.06 acre site not anticipated that the project could generate imfacilities. Therefore, there would be no impact. c) The project is not subject to Quimby fees at this to generate habitable dwelling parcels. Thus, there is no 	sical effect e, there is no which allow apacts to r ime due to	on the environ o impact. vs commercia nearby parks	onment sin al land use s or recrea	ce the s, it is ational
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
42. Recreational Trails				
Source: Riverside County General Plan Findings of Fact: The General Plan does not identify a Cl Avenue, therefore, no impacts are anticipated. Mitigation: No mitigation measures are required.	ass I Bikev	way/Regional	Trail alon	 g 42 nd

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No mitigation measures are required				
TRANSPORTATION/TRAFFIC Would the project				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths; and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
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: Piverside County General Plan				

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add a mini-warehouse compliance will slightly increase vehicular traffic on the surrounding streets including Washington Street (110' right-of-way) and 42nd Avenue (60' right-of-way) within a commercial and residential area of Bermuda Dunes. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street lights, and sidewalk improvements already built in conformance with the General Plan. The project does require ROW dedication along 42nd Avenue for a 59-foot half width right-of-way (COA 80.Trans.4-ROW Dedication). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic

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

would be limited to the proposed 12 parking spaces and approximately 15 auto/truck trips per day. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3-TUMF), which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 12 spaces. With approximate total building square footage of 93,658 square feet for proposed mini-warehouse, and two (2) parking spaces required for every three (3) employees, a minimum of six (6) spaces shall be required, but 12 spaces are proposed to be provided exceeding minimum parking (COA 90.PLANNING.1 Parking Paving Material (CUP 3758). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.
- c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the Bermuda Dunes #121 County Service Area to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

<u>Findings of Fact</u>: The General Plan does not identify a Class I Bikeway/Regional Trail along 42nd Avenue or surrounding streets. Therefore there is no impact.

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.				
TRIBAL CULTURAL RESOURCES Would the project				
a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.				
Source: Project Application Materials				
Findings of Fact:				
a-b) In compliance with Assembly Bill 52 (AB52), notification the Agua Caliente Band of Cahuilla Indians and Soboba Bar November 4, 2016. No request to consult was received physical tribal cultural resources at the project site, and a limited to grading on previously disturbed land of 5.06 acres to be no impact. Mitigation: No mitigation required.	ind of Luise regarding <i>i</i> iny new gr	eño Indians f AB 52. Ther ound disturb	for the proj e are no l ing activitio	ect on known es are
Monitoring: No monitoring required.				
UTILITY AND SERVICE SYSTEMS Would the project				
46. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Source: Coachella Valley Water District correspondence a	and Departr	ment of Envi	ronmental	Health
a) The proposed project is served by the Coachella Vawater (COA 80 E. Health.1 Water & Sewer Will Ser expansion of existing water line facilities as the relandscape irrigation. Impacts would be less than significant.	ve) (CUP 3 esult of the	758), and w	ould result	in the
b) Based on review by CVWD and correspondence, it sufficient water supplies available for the project. A pro- has been prepared and reviewed by CVWD and the accordance with County Ordinance No. 859 and Rive Guide which will limit impacts to ground water supply than significant.	reliminary de ne County 1 erside Count	esert landsca Fransportation ty Desert Fri	ape irrigation Departmiendly Land	n plan ent in Iscape
Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.				
47. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or 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?				
Source: Department of Environmental Health Revi	iew; Coach	nella Valley	Water [District
Findings of Fact:				
a) The proposed project is served by the Coachella Va service (COA 80 E. Health.1 Water & Sewer Will Se the construction of new waste water treatment facilities result of the proposed mini-warehouse complex. Less	rve) (CUP 3 s or expansi	3758) and wi	ould not re g facilities	sult in as the

- result of the proposed mini-warehouse complex. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed mini-warehouse buildings due to existing sewer lines located along 42nd Avenue and Washington Street as indicated by CVWD correspondence dated December 6, 2016. Less than significant impacts are anticipated.

	Potentially Significant Impact		Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
48. 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	County	Waste Mana	agement	District
Findings of Fact:				
a-b) The project will generate less than significant trash will buildings with proposed waste disposal and dumpsters. Add services are located on the project site subject to review an Department with required Waste Recycling Plan (WRP) as i Waste Reporting Form and 90. Waste. 2- Recycling Collectio waste hauler. Impacts are therefore less than significant. Mitigation: No mitigation measures are required.	itionally, a d approva indicated l	dequate disposite by County Volume to COAs such	osal faciliti Vaste Res h as 90.W	es and ources aste.1-
Monitoring: No monitoring measures are required.				
49. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the construenvironmental effects?			cause sig	
a) Electricity?			<u> </u>	
b) Natural gas?	- -			<u> </u>
c) Communications systems?				
d) Storm water drainage?				
e) Street lighting?				
f) Maintenance of public facilities, including roads? g) Other governmental services?				
g) Other governmental services?	<u> </u>			
Source: Riverside County General Plan				
Findings of Fact:				

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a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
electricity, natural gas, and telecommunications. Each of the site and lines will have to be extended onto the vacant properties a significant based on the availability of existing pub. Compliance with the requirements of Imperial Irrigation Distelephone company will ensure that potential impacts to utili will be a less than significant level of impact.	perty. These lic facilities strict, Sout	e impacts are that suppo hern Califorr	e considere rt local sy nia Gas, a	ed less stems. nd the
d) The project would use existing storm water drainage fact place along 42 nd Avenue and Washington Street to be Department with less than significant impacts				
e) Existing street lights are located along 42 nd Avenue. Electric lines will have to be extended onto the site. These impacts a on the availability of existing public facilities that support located occur.	re consider	ed less than	significant	based
f) Based on data available at this time, no offsite utility improject. This impact is considered less than significant.	ovements v	vill be require	ed to suppo	ort this
g) The project will not require additional government services	. No impact			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
50. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?				
Source: Riverside County General Plan				

Findings of Fact:

a-b) The proposed project would result in a new mini-warehouse complex. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
OTHER 51. Other: N/A	П	<u> </u>		
Source: Staff review				
Findings of Fact: Not Applicable				
Mitigation: Not Applicable				
Monitoring: Not Applicable				
MANDATORY FINDINGS OF SIGNIFICANCE			 .	
52. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
Source: Staff review, Project Application Materials Findings of Fact: Implementation of the proposed project we of the environment, substantially reduce the habitat of fish of populations to drop below self-sustaining levels, threaten to extend the number or restrict the range of a rare or endanger examples of the major periods of California history or prehistors.	r wildlife sp eliminate a p ed plant or a	ecies, cause plant or anim	a fish or v al commun	vildlife ity, or
53. 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, due to the relatively limited size of the 5.06 at approximately 93,658 square feet on 3.64 acre portion. The s and residential development such as multiple and single fatraffic and customers who would normally visit this area ex	cre site for ite is surrou mily dwellir	proposed mi unded by exist ngs and wou	ni-warehou sting comm ild largely	ise of ercial serve

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

development in the immediate vicinity is considered to be limited due to the existing urban development near the intersection of 42nd Avenue and Washington Street. Existing commercial centers located at the NE, SE and SW corners have been previously constructed along with existing country club golf course and existing dwellings along Yucca Lane. So impacts as result of the proposed mini-warehouse as in-fill development with anticipated low volumes of activity such as customers who use the mini-warehouse as the units are dormant for long periods of time with no activity, impacts are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 12 parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

54.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		
Sour	ce: Staff review project application		

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. **EARLIER ANALYSES**

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

Earlier Analyses Used, if any: CUP 3550

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

Location:

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

VII. **AUTHORITIES CITED**

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

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Parcel: 607-130-010

CONDITIONAL USE PERMIT Case #: CUP03758

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Page: 1

The use hereby permitted is for a mini-warehouse project of approximately 91,125 square feet with eight (8) ministorage buildings up to 13 feet in height. Typical miniwarehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with 938 total mini-storage units. The project also includes a 634-square foot office with 12 customer parking spaces and a 1,322-square foot caretaker's residence with 600-square foot garage up to 24-feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The project includes a monument sign and wall signage of approximately 30-square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The project includes Change of Zone No. 7922 which modifies existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on the entire 5.06-acre property to accommodate the mini-warehouse project.

10 EVERY. 2 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3758 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1, dated July 26, 2017, Exhibit B (elevations), Exhibit C (floor plans), and Exhibit D (preliminary grading).

10. EVERY. 3 USE - HOLD HARMLESS

RECOMMND

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

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

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Riverside County LMS CONDITIONS OF APPROVAL

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Parcel: 607-130-010

CONDITIONAL USE PERMIT Case #: CUP03758

10. GENERAL CONDITIONS

10. EVERY. 3 USE - HOLD HARMLESS (cont.)

RECOMMND

and,

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

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.

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 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.

Parcel: 607-130-010

CONDITIONAL USE PERMIT Case #: CUP03758

10. GENERAL CONDITIONS

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.

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

Riverside County LMS CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03758 Parcel: 607-130-010

10. GENERAL CONDITIONS

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

RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

10 BS GRADE. 8 USE - DUST CONTROL

RECOMMND

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

10 BS GRADE, 11 USE - MINIMUM DRNAGE GRADE

RECOMMND

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

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.

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

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

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

The Accessible path of travel shall:

- 1. Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3. Connect to accessible sanitary facilities.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

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

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

GREEN BUILDING CODE WASTE REDUCTION (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.

 For information regarding compliance with the above

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - HAZMAT STORAGE

RECOMMND

No storage or allowing storage of hazardous materials shall be allowed in the self storage area. Any business which occupies the suites are subject to the appropriate licensing for the storage or generation of hazardous

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - HAZMAT STORAGE (cont.)

RECOMMND

materials.

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 REO FIRE FLOW RECOMMND

Minimum required fire flow shall be 2,250 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. Fire flow is based on type V-B construction per the 2013 CBC and building(s) having a fire sprinkler system.

10 FIRE. 3

USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of the building as measured along approved vehicular travel ways, and spaced in accordance with the Califronia Fire Code.

10 FIRE. 4

USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10 FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10.FIRE. 6 USE-#88A-AUTO/MAN GATES

RECOMMND

Gates shall be 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.

10.FIRE. 7 USE - NO HAZ MAT

RECOMMND

Storage buildings shall not be used for the use, storage, or handling of hazardous materials.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO

RECOMMND

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
- 8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - 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 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 (two working days). 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. 3 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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10.PLANNING. 3 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

- 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 (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. 4 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. 5 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.)

RECOMMND

with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10 PLANNING. 8 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 Riverside County Ordinance No. 460, and any other pertinent ordinance.

10 PLANNING. 9 USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the following hours of operation, excepting caretaker's residence: Hours of operation for the office shall be allowed from 8:00 a.m. to 6:00 p.m., with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., Monday through Sunday, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 USE - LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - GEO02528 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2528, submitted for the project CUP03758, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Facility, SEC Easthaven Road & Sparkey Way, Bermuda Dunes Area, Riverside County, California," dated April 18, 2016. In addition, Sladden has submitted the following response: "Response to County of Riverside Review Comments date December 21, 2016; County Geologic Report No. 2528," dated January 11, 2017, GEO02528 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - GEO02528 ACCEPTED (cont.)

RECOMMND

- 1.No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
- 2.Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "low."

 3.Based on the relatively flat nature of the site, risks associated with debris flows are considered "negligible".

 4.Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site.

 Therefore, risks associated with subsidence are considered "low."
- 5.Based on our review of groundwater maps of the site vicinity, and our experience in the project vicinity, it is our opinion that risks associated with liquefaction and liquefaction related hazards should be considered "negligible".

GEO02528 recommended:

- 1.Overexcavation should extend to a minimum depth of 2 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.
- 2. The exposed soil should then be scarified to a depth of 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.
- 3. Conventional shallow spread footings should be bottomed into properly compacted engineered fill material a minimum of 18 inches below lowest adjacent grade.
- 4. The bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

GEO No. 2528 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2528 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10 PLANNING. 12 USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING (cont.)

RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 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. 14 USE - AGRICULTURE CODES

RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10 PLANNING. 15 USE - CAUSES FOR REVOCATION

RECOMMND

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

of this permit,

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

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 16 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. 17 USE - 90 DAYS TO PROTEST

RECOMMND

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

10.PLANNING. 18 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10.PLANNING. 19 USE - MINI-WAREHOUSE LIMITS

RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-wareshouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - MINI-WAREHOUSE LIMITS (cont.)

RECOMMND

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 20 USE - LIMIT OUTDOOR STORAGE

RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 21 USE - ALUC LETTER

RECOMMND

The permit holder shall remain in compliance with the stormwater requirements of the Airport Land Use Commission letter dated June 15, 2017, including that outdoor lighting be hooded, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

10 PLANNING. 22 USE - CVWD LETTER

RECOMMND

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated December 16, 2017, a copy which is on file with the Riverside County Planning Department.

10.PLANNING. 23 USE - PHASES ALLOWED

RECOMMND

Construction of this project may be done in phases provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - BUSINESS LICENSING

RECOMMND

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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. 25 USE - NO VEHICLE PARKING AREA

RECOMMND

No truck, trailer, or other vehicle parking and/or storage shall be allowed at any time within the southwesterly 1.42 acre area to remain vacant and not a part of the miniwarehouse complex. Fencing, curbs or other barriers to vehicle parking and/or storage in this area to prevent access shall be maintained at all times. Should vehicles enter this area, such vehicles shall be promplty removed and the area restored to prevent the emission of dust and blow sand.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEBSITE

RECOMMND

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

10.TRANS. 9 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

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - STD INTRO (ORD 461) (cont.)

RECOMMND

though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10 TRANS. 10

USE - ENCROACHMENT PERMIT

RECOMMND

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

10 TRANS. 11

USE - LANDSCAPE ROMTS (LS)

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - LANDSCAPE ROMTS (LS) (cont.)

RECOMMND

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maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation 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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

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.

10 WASTE, 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

RECOMMND

60.BS GRADE. 3 USE - IMPORT / EXPORT

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.)

RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 8

USE - NOTARIZED OFFSITE LTR

RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

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

60 BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

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

60 BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

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

60 BS GRADE, 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.)

RECOMMND

Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 USE-TRANS& CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading planand hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 MTBA PRIOR TO GRADING

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 MTBA PRIOR TO GRADING (cont.)

RECOMMND

through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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".

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3758, 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.

60.PLANNING. 2 USE - REQUIRED CHANGE OF ZONE

RECOMMND

No grading permits or building permits, whichever occurs first, shall be issued until Change of Zone No. 7922 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the zones ultimately applied to the property.

60.PLANNING. 3 USE - COC REQUIRED (1)

RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5

USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 6

USE - WATER QUALITY MGMT PLAN

RECOMMND

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

60 TRANS. 7

USE - FINAL WQMP

RECOMMND

This project is located in the Whitewater watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R7-2013-0011 (Whitewater) et seq.) to the Transportation Department for review and approval. The project proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

60 TRANS. 8

USE-WOMP ACCESS & MAINT ESMNT

RECOMMND

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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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.

E HEALTH DEPARTMENT

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

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

FIRE DEPARTMENT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

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. 1 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 A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 4 USE - COLOR/FINISH SAMPLES

RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of the exterior building materials for Planning Department approval. Coloration shall be compatible with the colors contained in APPROVED EXHIBIT A.

80.PLANNING. 6 USE - SCHOOL MITIGATION

RECOMMND

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

80 PLANNING. 7 USE - LIGHTING PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

USE - FEE BALANCE

RECOMMND

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

80.PLANNING. 12 USE - REQUIRED CHANGE OF ZONE

RECOMMND

No building permits or grading permits, whichever occurs first, shall be issued until Change of Zone No. 7922 has been approved and adopted by the Board of Supervisors and is effective.

80 PLANNING. 13 USE - COC REQUIRED (2)

RECOMMND

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

If Planning Department Condition No. 60.PLANNING.3 is satisfied, this condition shall be considered MET.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along 42nd Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

80 TRANS. 12 USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - LIGHTING PLAN (cont.)

RECOMMND

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Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 16 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. 17 USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

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4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 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: When the project is located within a special district such as CFD/CSA/LMD, the developer/ permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 18 USE - LANDSCAPE SECURITY (LS)

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - LANDSCAPE SECURITY (LS) (cont.)

RECOMMND

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

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

80 TRANS 20

USE - IMPLEMENT WOMP

RECOMMND

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

80.TRANS. 21

USE-ESTABLISH WOMP MAINT ENTIT

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

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

80 WASTE. 2 USE - RECYCLNG COLLECTION P

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (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. 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 - WOMP 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 control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

RECOMMND

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

- 1. Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3. Precise grade inspection of entire permit area.
- a. Inspection of Final Paving

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- b.Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WOMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

and Safety Department clearance.

90.BS GRADE. 7 USE - WOMP 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.

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*-#77-SUPER FH/FLOW

RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 2,250 GPM shall be installed within 400 feet of all buildings and storage areas.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. 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 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 guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

Install 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. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 12 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.

90.PLANNING. 2 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. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 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. 4 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90 PLANNING. 6 USE - TRASH ENCLOSURES

RECOMMND

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

90.PLANNING. 7 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.

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Parcel: 607-130-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3758 has been calculated to be 3.64 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.

90.PLANNING. 8 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementiond condition of approval. The Project Area for Conditional Use Permit No. 3758 calculated to be 3.64 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90 PLANNING. 10 USE - PHASES MUST BE COMPLETE

RECOMMND

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

Riverside County LMS CONDITIONS OF APPROVAL

Parcel: 607-130-010

CONDITIONAL USE PERMIT Case #: CUP03758

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - COLOR/FINISH COMPLIANCE

RECOMMND

Page: 40

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

90.PLANNING. 12 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 13 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.

TRANS DEPARTMENT

90.TRANS. 5 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 6 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. For projects within IID use IID's pole standard.

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

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - STREETLIGHTS INSTALL (cont.)

RECOMMND

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. 9 USE - IMPROVEMENTS

RECOMMND

A hardscape raised center median shall be designed and installed along 42nd Avenue. The center median shall be designed and constructed just to the west of proposed driveway to facilitate full (right & left) turning movements at the project driveway. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

Easthaven Road shall be improved in accordance with County Standard No. 105, Section "C" to provide full-width improvements to Sparkey Way as approved by the Transportation Department.

90.TRANS. 12

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.

90 TRANS. 18

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies

Riverside County LMS CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03758

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE - IMP PLANS (cont.)

RECOMMND

and Guidelines from the Transportation Department Web site: http://rctlma.org/trans/General-Information/Pamphlets-Brochures

90.TRANS, 21

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along 42nd Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

90 TRANS. 23

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.

90 TRANS. 24

USE-LNDSCP INSPECTION DEPOSIT

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 25

USE - LANDSCAPE INSPECTION RQM

RECOMMND

The permit holder's landscape architect (or on-site representative) 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 component.

Upon successful completion of the installation inspection, the applicant will arrange schedule for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of

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Parcel: 607-130-010

CONDITIONAL USE PERMIT Case #: CUP03758

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 25

USE - LANDSCAPE INSPECTION RQM (cont.)

RECOMMND

occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the 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. The Transportation Department shall clear this condition upon determination of compliance.

90 TRANS. 26

USE-COMPLY WITH LNDSCP/IRRGTN

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect 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 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. 27

USE - WOMP COMPLETION

RECOMMND

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

Riverside County LMS CONDITIONS OF APPROVAL

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Parcel: 607-130-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 28

USE - WQMP REGISTRATION

RECOMMND

Prior to Building Final Inspection, the project proponent is required to register the project's BMPs with the Transportation Department's Business Registration Division.

WASTE DEPARTMENT

90.WASTE, 1

USE - WASTE REPORTING FORM

RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR Rod Ballance Riverside June 15, 2017

VICE CHAIRMAN Steve Manos Lake Elsinore Mr. Jay Olivas, Urban/Regional Planner IV Riverside County Planning Department - Desert Office 77-588 El Duna Court, Suite H

Palm Desert CA 92260

COMMISSIONERS

Arthur Butler

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1069BD17

Related File Nos.: CZ7922 (Change of Zone), CUP03758 (Conditional Use Permit)

APNs: 607-130-010

John Lyon Riverside

Riverside

Glen Holmes Hemet

Russell Betts Desert Hot Springs

> Steven Stewart Palm Springs

> > **STAFF**

Director Simon A. Housman

> John Guerin Paul Rull Barbara Santos

County Administrative Center 4080 Lemon St., 14th Floor. Riverside, CA92501 (951) 955-5132 Dear Mr. Olivas:

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07922 (Change of Zone), a proposal to change the zoning of a 0.6-acre portion of a 5.06-acre property (Assessor's Parcel Number 607-130-010) located northerly of Avenue 42 (also known as 42nd Avenue), easterly of Washington Street, and westerly of Yucca Lane from C-P-S (Scenic Highway Commercial) to C-1/C-P (General Commercial), **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP03758 (Conditional Use Permit), a proposal to develop a 93,681 square foot self-storage facility consisting of seven self-storage buildings, a 634 square foot management office, and a 1,322 square foot resident manager's dwelling with a 600 square foot garage on a 3.64-acre portion of the property, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

WANTERLICOTO

- 1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
- 2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:
 - Any use or activity which would direct a steady light or flashing light of red, white, (a) green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAAapproved navigational signal light or visual approach slope indicator.
 - Any use or activity which would cause sunlight to be reflected towards an aircraft (b) engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
- 4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 5. This project has been evaluated as 91,125 square feet of self-storage, 634 square feet of office, and a 1,122 square foot resident managers unit with a 600 square foot garage. Any increase in building area, increase in building height, or change in use will require review by the Airport Land Use Commission.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Greg Bever, BLP Desert/Polk Meadows (applicant/landowner)

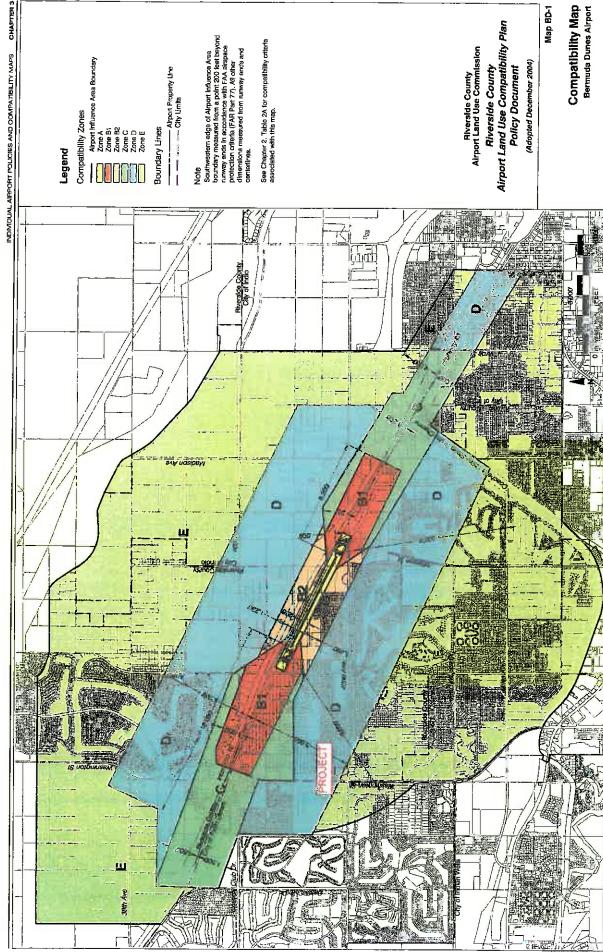
Robert Berriman, Manager, Bermuda Dunes Executive Airport

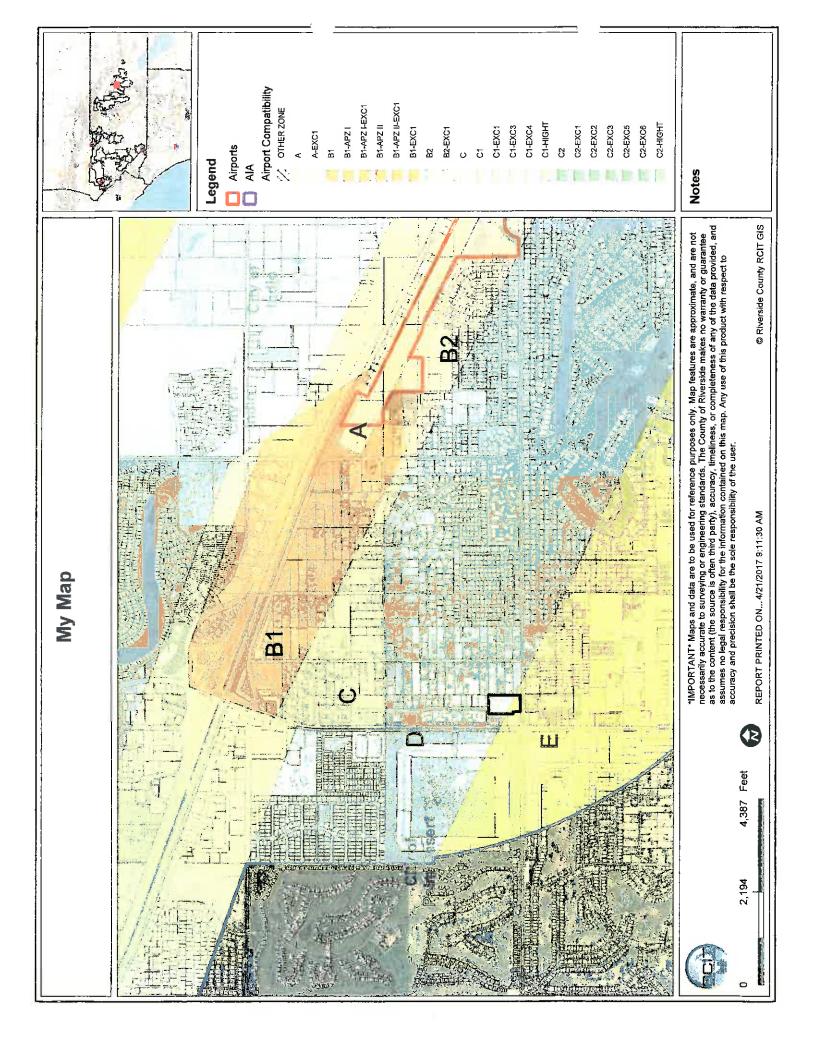
ALUC Case File

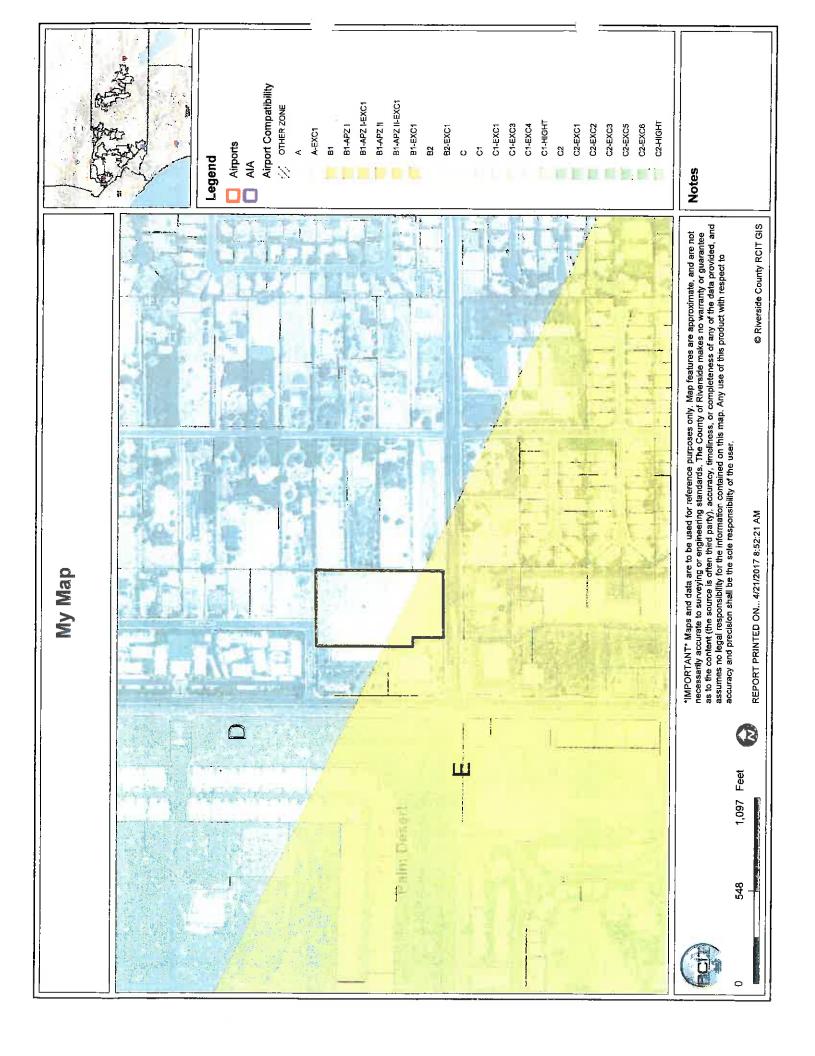
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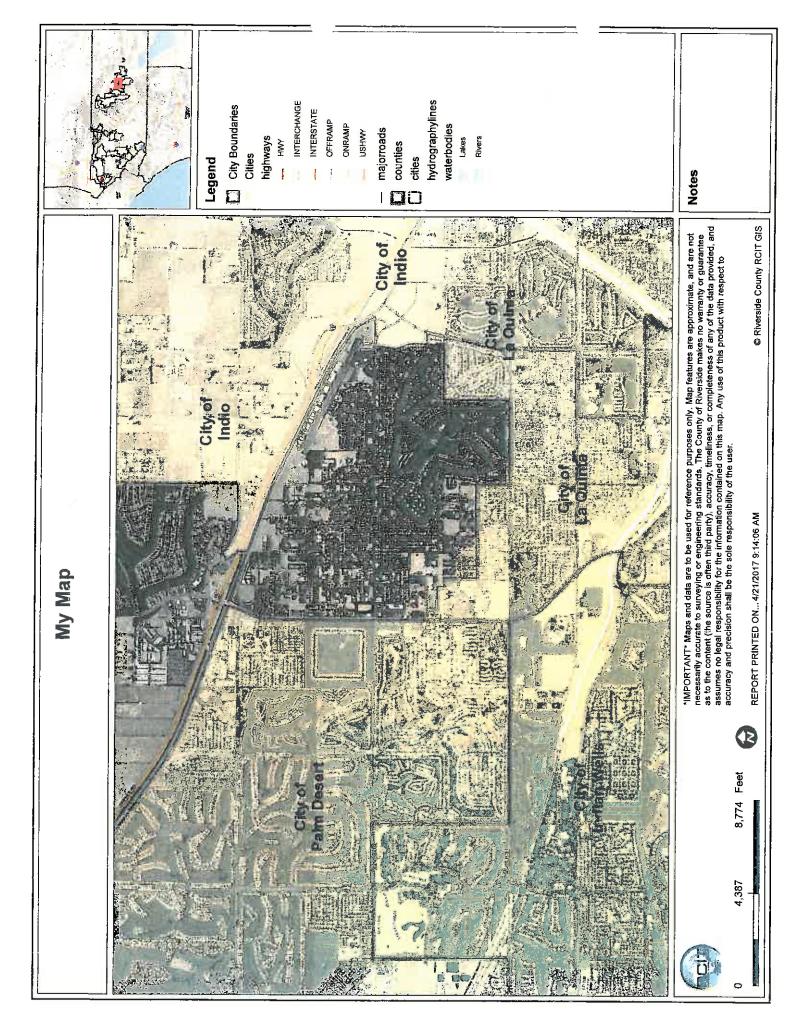
NOTICE OF AIRPORT IN A LINUS

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

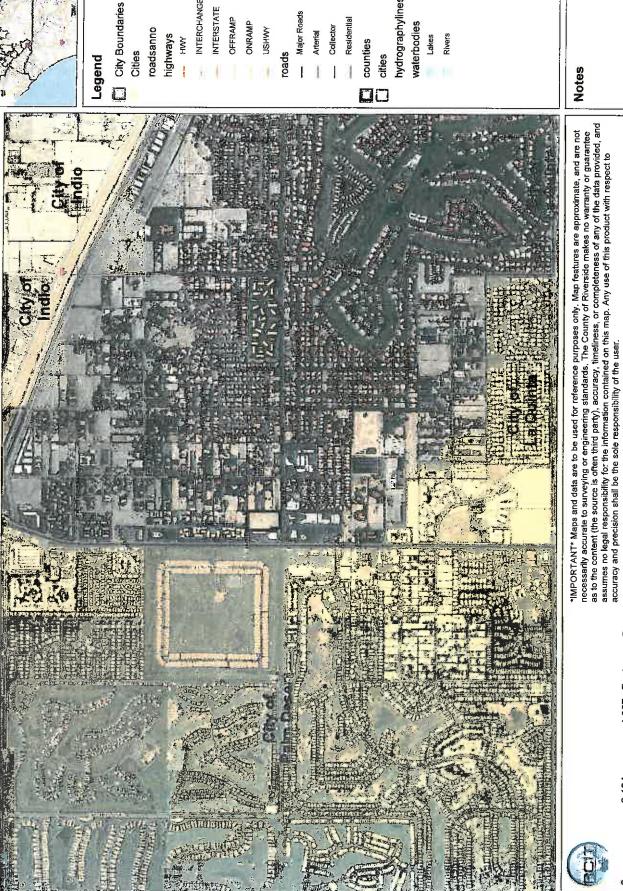








My Map



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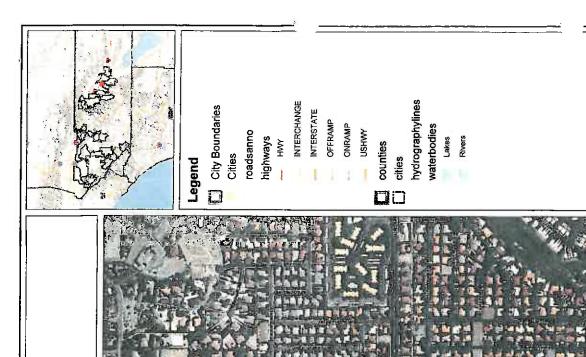
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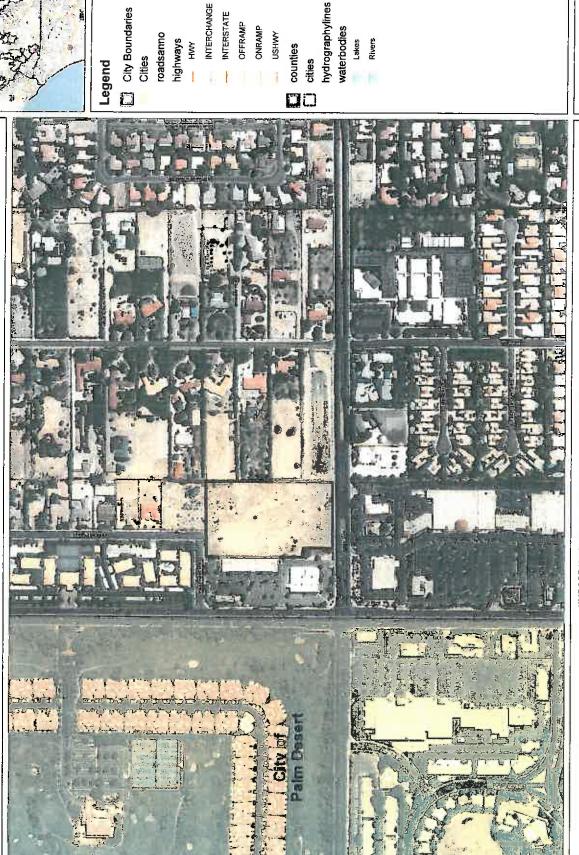
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IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the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

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My Map



INTERCHANGE

INTERSTATE OFFRAMP ONRAMP

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Notes

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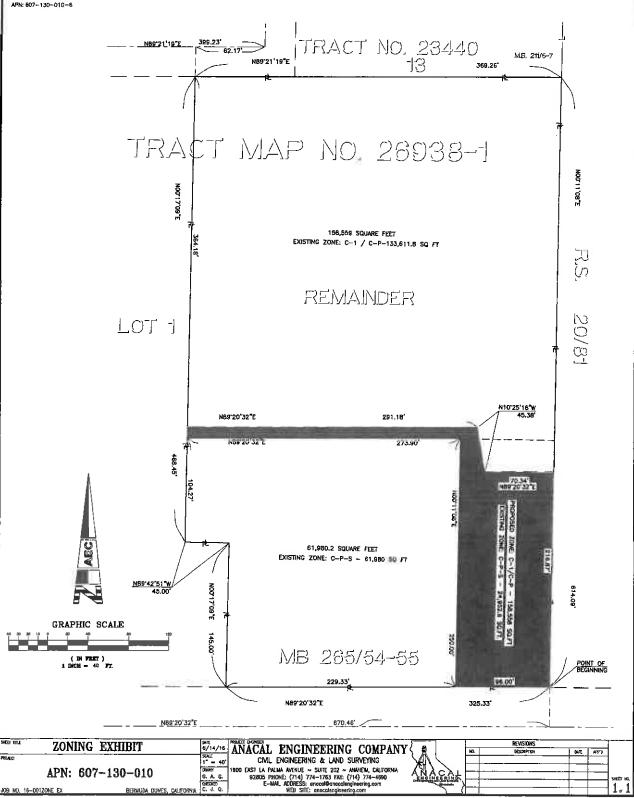
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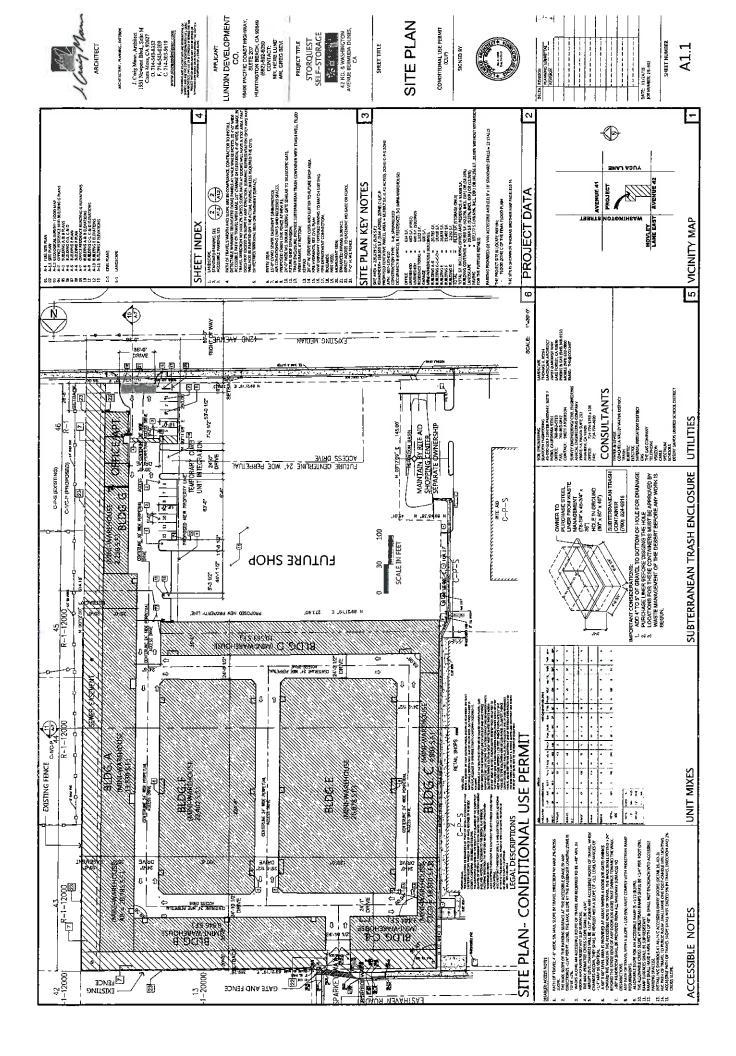
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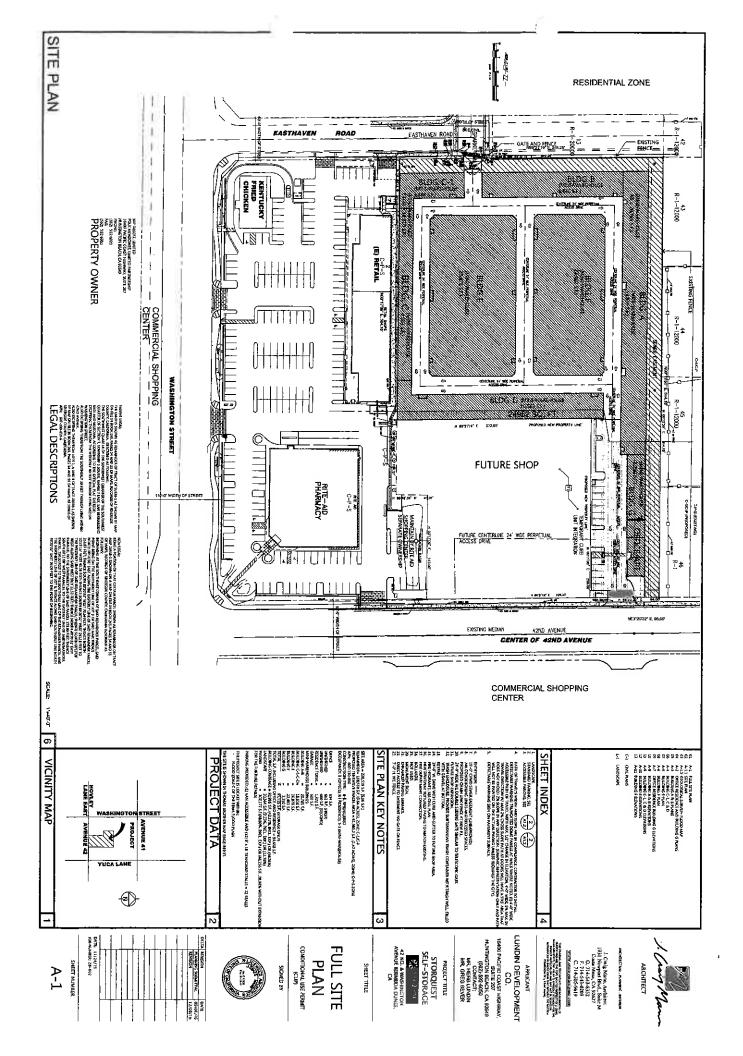
ALSO EXCEPTING THEREFROM THE SOUTHERLY 30 FEET THEREOF LYING WITHIN 42ND AVENUE.

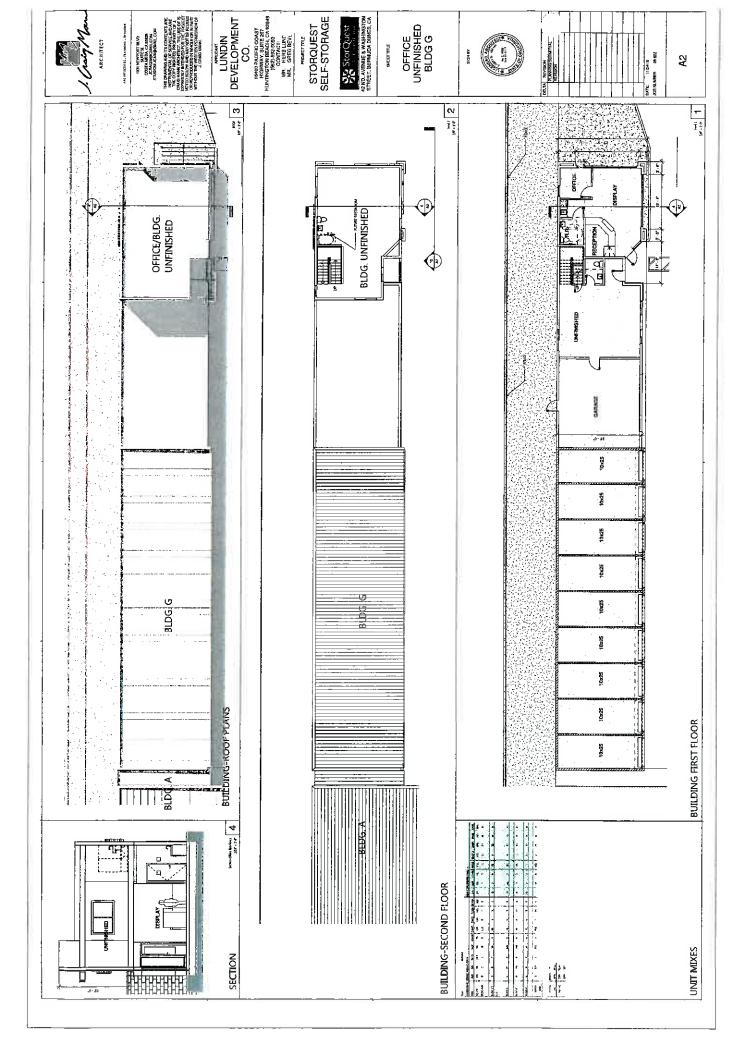
ALSO EXCEPTING THEREFROM LOTS 1, A AND 8 OF TRACT 26838-1 AS SHOWN BY MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

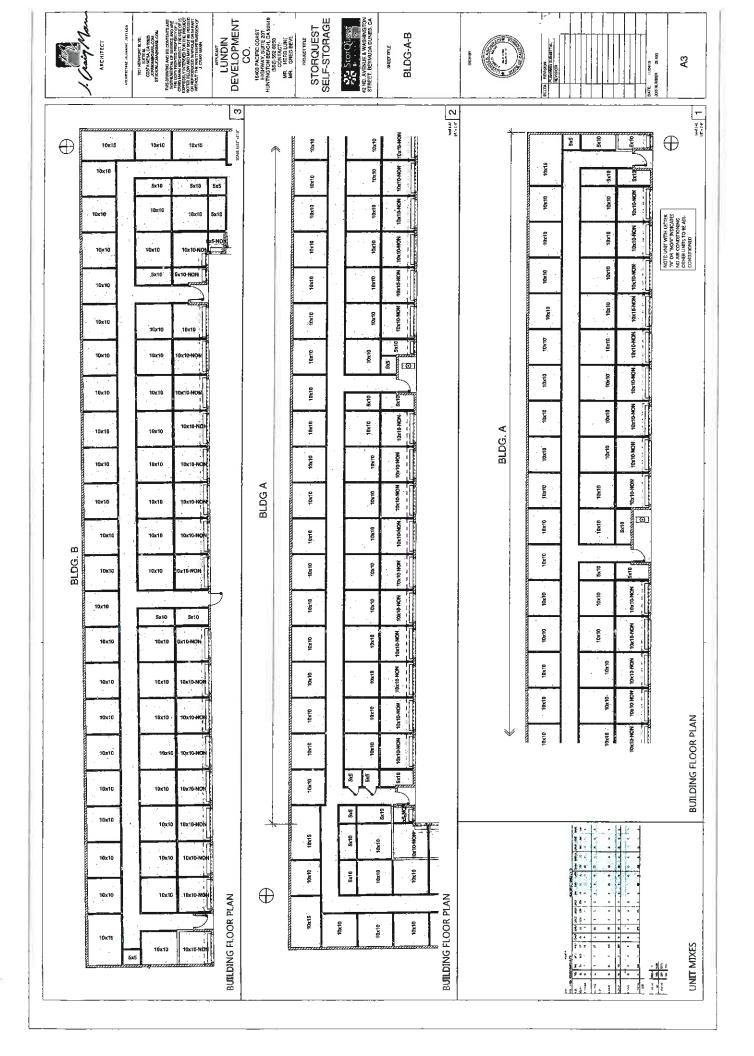
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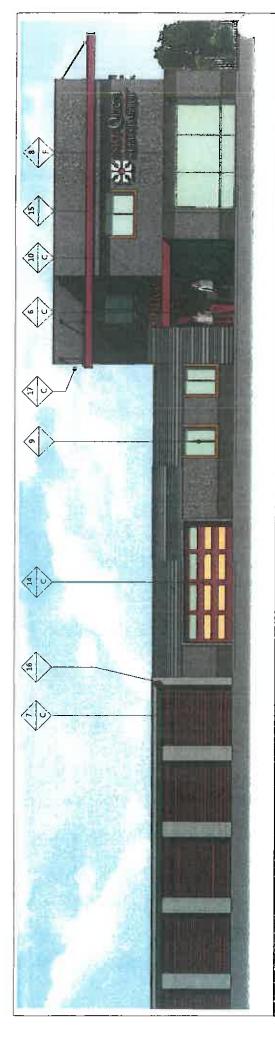












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13	EXTERIOR LIGHT				PROOF CLEAR COAT			
14	OVERHEAD DOOR					FINISH MATERIAL COLOR SAMPLES	MPLES	

LUNDIN DEVELOPMENT CO.

16400 PACIFIC COAST HIGHWAY, SUITE 207
HUNTINGTON BEACH, CA 92649
(562)-822-6050
CONTACT:
MR. HERB LUNDIN
MR. GREG BEVER









42 ND. & WASHINGTON BERMUDA DUNES, CA



JCRAIGM@GMAIL.COM STUDIOM.JCMA@GMAIL.COM





Coachella Valley Water District

Directors:
John P. Powell Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

December 8, 2016

Jim Barrett, General Manager Robert Cheng, Assistant General Manager Sylvia Bermudez, Clerk of the Board

Best Best & Krieger LLP, Attorneys

File: 0163.1 0421.1 0721.1 1150.011 Geo. 050707-3 PZ 16-7622

Jay Olivas Riverside County Planning Department 77588 El Duna Court, Suite H Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3758, StoreQuest Self-Storage at 42nd and Washington Street, APN 607-130-010

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

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

All stormwater facilities within this development shall be privately owned and operated by the developer or successors in interest. These facilities shall be maintained to accommodate the 100-year flood event.

This project is within the limits of the Bermuda Dunes Drainage Study area. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event and was agreed upon by all of the participating agencies, including Riverside County and the Cities of Palm Desert, Indian Wells, La Quinta and Indio.

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

Plans for stormwater facilities shall be submitted to Coachella Valley Water District (CVWD) for review.

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

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

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

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

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

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

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

3

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

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,

Carrie Oliphant

Assistant Director of Engineering

cc: Majeed Farshad

Riverside County Department of Transportation 77588 El Duna, Suite H, Palm Desert, CA 92211

Russell Williams

Riverside County Department of Transportation 4080 Lemon Street, 8th Floor, Riverside, CA 92501

Mark Abbott

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

Lundin Development Co. 16400 Pacific Coast Highway, Suite 207 Huntington Beach, CA 92649

RM: jl/ENG/DEV SVCS/2016/DEC/DRL PZ 16-7622 StoreQuest Self-Storage.docx



PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

November 04, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to <a href="https://doi.org/10.2016/j.com/https://doi.org/10.2016/

Project Description:

CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 - EA42949 - Owner/Applicant: Lundin Development Co. - Representative: Greg Beaver - 4th Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan - Commercial Retail (C-R) - Location: North of Avenue 42, east of Washington Avenue, west of Yucca Lane - 5.0 Gross Acres - Zoning: C-P-S & C-1/C-P -

REQUEST: Change of zone from C-P-S to C-1/C-P on an approximate .60 acre portion of a 5 acre site to accommodate a self-storage project. Conditional Use Permit for an approximate 91,125 square foot single-story self-storage project with nine separate buildings up to 13 feet in height. Typical mini-storage units are 5x10, 10x10, and 10x25. The project also includes a separate 634 square foot office with 12 customer parking spaces, 1,322 square foot resident manager apartment, and 600 square foot garage up to 24 feet in height. Total square footage for the project is approximately 93,658 square feet. APN: 607-130-010. Related Cases: CUP03550, PM35054, PP22079.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, JOlivas@rctlma.org
Attachment: Project Vicinity Map



Steve Weiss, AICP Planning Director

November 04, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.2016/j.jeps.com/html.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 — EA42949 — Owner/Applicant: Lundin Development Co. — Representative: Greg Beaver — 4th Supervisorial District — Bermuda Dunes Zoning District — Western Coachella Valley Area Plan — Commercial Retail (C-R) — Location: North of Avenue 42, east of Washington Avenue, west of Yucca Lane — 5.0 Gross Acres — Zoning: C-P-S & C-1/C-P —

REQUEST: Change of zone from C-P-S to C-1/C-P on an approximate .60 acre portion of a 5 acre site to accommodate a self-storage project. Conditional Use Permit for an approximate 91,125 square foot single-story self-storage project with nine separate buildings up to 13 feet in height. Typical mini-storage units are 5x10, 10x10, and 10x25. The project also includes a separate 634 square foot office with 12 customer parking spaces, 1,322 square foot resident manager apartment, and 600 square foot garage up to 24 feet in height. Total square footage for the project is approximately 93,658 square feet. APN: 607-130-010. Related Cases: CUP03550, PM35054, PP22079.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, JOlivas@rctlma.org
Attachment: Project Vicinity Map



Steve Weiss, AICP
Planning Director

November 04, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.2016/jhthouson@rctima.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 - EA42949 - Owner/Applicant: Lundin Development Co. - Representative: Greg Beaver - 4th Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan - Commercial Retail (C-R) - Location: North of Avenue 42, east of Washington Avenue, west of Yucca Lane - 5.0 Gross Acres - Zoning: C-P-S & C-1/C-P -

REQUEST: Change of zone from C-P-S to C-1/C-P on an approximate .60 acre portion of a 5 acre site to accommodate a self-storage project. Conditional Use Permit for an approximate 91,125 square foot single-story self-storage project with nine separate buildings up to 13 feet in height. Typical mini-storage units are 5x10, 10x10, and 10x25. The project also includes a separate 634 square foot office with 12 customer parking spaces, 1,322 square foot resident manager apartment, and 600 square foot garage up to 24 feet in height. Total square footage for the project is approximately 93,658 square feet. APN: 607-130-010. Related Cases: CUP03550, PM35054, PP22079.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, JOlivas@rctlma.org
Attachment: Project Vicinity Map



Steve Weiss, AICP Planning Director

November 04, 2016

Morongo Cultural Heritage Program Ray Haute 12700 Pumarra Rd. Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.2016/journal.org/10.2016/journal.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, JOlivas@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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



PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

November 04, 2016

Agua Caliente Band of Cahuilla Indians Pattie Garcia-Plotkin, THPO 5401 Dinah Shore Drive Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.2016/journal.org/10.2016/journal.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 — EA42949 — Owner/Applicant: Lundin Development Co. — Representative: Greg Beaver — 4th Supervisorial District — Bermuda Dunes Zoning District — Western Coachella Valley Area Plan — Commercial Retail (C-R) — Location: North of Avenue 42, east of Washington Avenue, west of Yucca Lane — 5.0 Gross Acres — Zoning: C-P-S & C-1/C-P —

REQUEST: Change of zone from C-P-S to C-1/C-P on an approximate .60 acre portion of a 5 acre site to accommodate a self-storage project. Conditional Use Permit for an approximate 91,125 square foot single-story self-storage project with nine separate buildings up to 13 feet in height. Typical mini-storage units are 5x10, 10x10, and 10x25. The project also includes a separate 634 square foot office with 12 customer parking spaces, 1,322 square foot resident manager apartment, and 600 square foot garage up to 24 feet in height. Total square footage for the project is approximately 93,658 square feet. APN: 607-130-010. Related Cases: CUP03550, PM35054, PP22079.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, JOlivas@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

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



Steve Weiss, AICP Planning Director

November 04, 2016

Joseph Ontiveros Cultural Resource Director Soboba Band of Luiseño Indians P.O. BOX 487 San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.1016/j.com/project/ma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, <u>JOlivas@rctlma.org</u>

Attachment: Project Vicinity Map
Project Aerial

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



Steve Weiss, AICP Planning Director

November 04, 2016

Twenty- Nine Palms Band of Mission Indians Darrell Mike, Tribal Chairman 46-200 Harrison Place Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.2016/journal.org/10.2016/journal.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, <u>JOlivas@rctlma.org</u> Attachment: Project Vicinity Map



PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

November 04, 2016

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

Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to https://doi.org/10.2016/jhtml.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, JOlivas@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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

CUP03758



INTERCHANGE

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INTERSTATE OFFRAMP

ONRAMP USHWY

Lakes Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, firmeliness, 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.

Feet 1,058

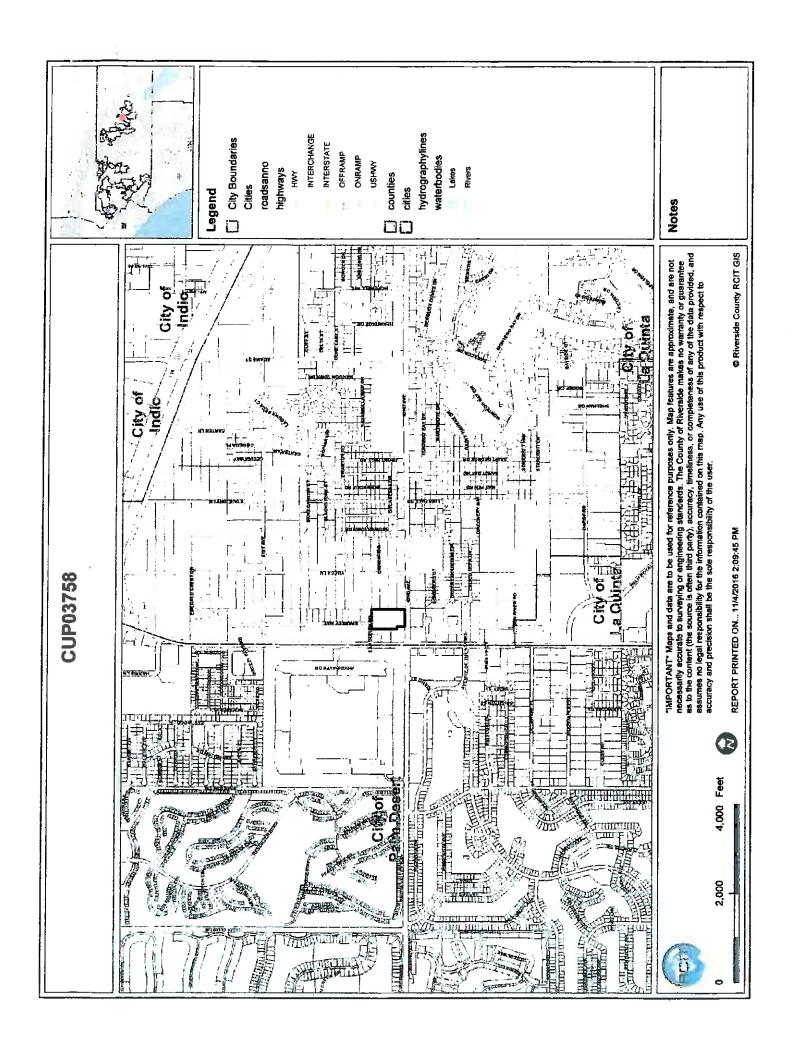
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REPORT PRINTED ON... 11/4/2016 2:07:54 PM

C Riverside County RCIT GIS



AGUA CALIENTE BAND OF CAHUILLA INDIANS

Гирна Макадана Рисканалира



03-006-2016-027

December 07, 2016

[VIA EMAIL TO:FSierra@rctlma.org] Riverside County Ms. Felicia Sierra

Riverside, CA 92501

Re: CUP 03758, EA 42949

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 03758, EA 42949 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at acbci-thpo@aguacaliente.net.

Cordially,

Katie Craft

Katie Croft Archaeologist Tribal Historic Preservation Office AGUA CALIENTE BAND

OF CAHUILLA INDIANS



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 17, 2016

CERTIFIED MAIL # 7015 0640 0003 3939 8079 RETURN RECEIPT REQUESTED

Heather Thomson, Archaeologist Riverside County Planning Department 4080 Lemon St., 12th Floor P.O. Box 1409 Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03758, EA42949)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03758, EA42949. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources within the project area. The project lies 6 miles from a culturally sensitive area and is within the Chemehuevi Traditional Use Area. For these reasons the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

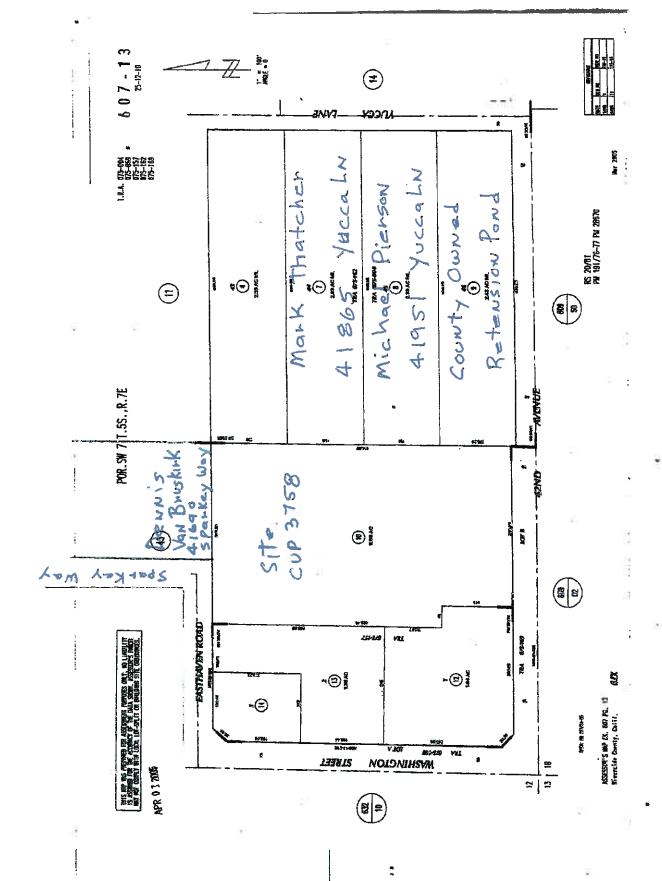
The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

Tribal Historic Preservation Officer

Anthony Madrigal, Jr.

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist



Mr Jay Olivas, Urban Regional Planner IV Riverside County Planning Department 77-588 Duna Court, Suite H Pam Desert, Ca 92211

jolivas@rctima.org

Subject: Change of Zone No 7922, Conditional Use Permit No. 3758

I am a private property owner directly behind the proposed project. I, along with all of my neighbors abutting this proposed self-storage, have reviewed the plans and fully support this project and recommend approval subject to the following.

 Landscape be limited to decomposed granite (DG) or other suitable ground cover within the 20" setback area along the south and east property line of the development, which is directly in back of my property.

Our reasoning behind this a couple things.

- A. All of us have existing block walls or fencing with dense plant screening along our property lines so any landscaping within this setback area would not be visible or provide any additional screening from the proposed buildings than we already have in place;
 - B. We have an ongoing homeless problem in our area, specifically in the open lot the project will be built on. Landscaping within the confined area would be an attractive nuisance and provide potential cover for homeless nesting. Keeping it clear and limited to DG ground cover will maintain line of sight visibility and be a deterrent to undesirable homeless activity, not to mention a security risk.

Regards, Michael Pierson 41951 Yucca Lane Bermuda Dunes,Ca 92203 818-943-5814 Subj:

RE: CUP 3758, StorQuest, Bermuda Dunes 3/17/2017 10:46:49 A.M. Pacific Daylight Time

Date: From:

JPradetto@RIVCO.ORG

To:

vancian8@hotmail.com, mwthatch@gmail.com, GW8964@aol.com

CC:

JOLIVAS@RIVCO.ORG, RWnght@nvcoeda.org

Mr. VanBuskirk.

Thank you for sharing your opinion on this project, I will share your comments with the Planning Department to make this part of the public record for the Planning Commission and Board of Supervisors for their respective meetings.

Sincerely,

Joe Pradetto

From: Dennis VanBuskirk [mailto:vanclan8@hotmail.com]

Sent: Tuesday, March 14, 2017 9:57 PM

To: Pradetto, Joe < JPradetto@RIVCO.ORG>; mwthatch@gmail.com; GWB964@aol.com

Subject: Re: CUP 3758, StorQuest, Bermuda Dunes

Mr. Pradetto. My name is Dennis VanBuskirk, owner of the property 41690 Sparkey Way, BD, next door to the proposed Storage Facility. I too would like to give our approval of this project and like to say that my wife and I agree with our neighbor Mark Thatcher. That is to allow the building of the storage facility. The lack of traffic and extra security that it will provide, brings us the assurance that this would be the best option for our neighborhood, in place to any retail or and other residential or commercial property. We literally live next door to the proposed storage facility and most likely be the most affected, so I believe that what we say should hold much weight.

If you would like to speak with us regarding this matter, I can be reach at 760-333-1914

Sincerely,

Dennis VanBuskirk Rachelle VanBuskirk

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

RE: CUP 3758, StorQuest, Bermuda Dunes Subi: 3/17/2017 10:48:34 A.M. Pacific Daylight Time Date:

JPradetto@RIVCO.ORG From:

mwthatch@qmail.com, GWB964@aoi.com To:

herb@luko.com, RWright@rivcceda.org, JOLIVAS@RIVCO.ORG CC:

Mark,

Thanks for your comments. I will share them with the Planning Department to make this part of the public record for the Planning Commission and Board of Supervisors for their respective meetings.

Sincerely,

Joe Pradetto

From: Mark Thatcher [mailto:mwthatch@gmail.com]

Sent: Monday, March 13, 2017 11:00 AM

To: GWB964@aol.com

Cc: Pradetto, Joe < IPradetto@RIVCO.ORG>; herb@luko.com; Wright, Robert < RWright@rivcoeda.org>

Subject: Re: CUP 3758, StorQuest, Bermuda Dunes

Joe

Hope all is well

Please let me know how I can help in getting the project approved.

Here is the email I sent previously. I know that all of the neighbors most directly effected do not have a problem with the project.

Let me start by apologizing for not being at the meeting last night. I got stuck in Seattle at the airport, was supposed to be home by 3pm and did not land until 9pm.

I live directly in front of the planned storage units, and they will have the most effect on me and my next door neighbors. (41865 Yucca Lane)

I do not understand what the problem with this project is. None of the homes in the immediate vicinity of the project have a problem with it going forward. The people that will be most affected have no problem, not sure why others who are much less effected would have a problem? We like it for many reason, but the one that I believe we come back to, is what is the alternative to storage units? I can not think of many alternatives that will give us more security, less traffic and less noise. I believe it is even better than having an empty lot there.

The only concern that we have, is that we DO NOT want any vegetation or plants in the easement because we do not want to have vagrants back there. When we brought this concern up to Herb and Greg, they understood and agreed to help us overcome this concern with the county.

Again, I wish I could have made it to the community meeting but the weather in Seattle made that

impossible. I have talked to my neighbors that surround the project and too a person, they are OK with the project and look forward to it being built. Please let me know how I can help to get this project done.

Thanks Mark Thatcher

Bermuda Dunes Community Council Agenda 6:00 p.m. Thursday, February 9, 2017

Bermuda Dunes Community Center 78-400 Avenue 42, Bermuda Dunes, CA 92203

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of the Minutes
- IV. Election of Vice Chair
- V. Councilmember Reports and Comments
- VI. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 - 1. Office of Supervisor John J. Benoit Joe Pradetto, 760-863-8211, jpradetto@rcbos.org
 - 2. Sheriff's Department Lt. Michael Manning, 760-863-8990, mmanning@riversidesheriff.org
 - 3. CAL Fire Battalion Chief Eddy Moore, 760-540-1878, eddy.moore@fire.ca.gov
 - 4. Code Enforcement Brenda Hannah, 760-393-3344, bhannah@rctlma.org
 - 5. Desert Recreation District Manny Marrujo, 760-347-3484, mmarrujo@drd.us.com
 - 6. CHP Officer Phil Watkins, 760-772-8911, pwatkins@chp.ca.gov
 - 7. Bermuda Dunes Airport Bob Berriman, 760-345-2558, rberiman@bermudadunesairport.org
 - 8. Other Departments
- VII. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 - 1. Project: CBS Radio Permit Application for Coachella Party
 - a. Background: Last year CBS Radio applied for and was granted a permit to host a private party during the first weekend of Coachella with the support of the Bermuda Dunes Community Council. CBS Radio conducted the party successfully with no reported concerns to county staff. The applicant is returning to do the party for its second year. EMT and lifeguards onsite as well as full security. All guest to be shuttled to and from the event. Restrooms, food and water to be provided onsite for all guests.
 - b. Location: 79135 Avenue 41, Bermuda Dunes, CA 92203 (APN 607-270-011-0)
 - c. Dates: April 15, 16 & 17, 2016 (day time activities only)
 - d. Estimated attendance: 200-250 guests
 - e. Applicant: CBS Radio, Adrian Garcia, 818-599-6622
 - 2. Project: Bermuda Dunes Townhomes
 - a. **Background:** The proposed project is to build up to 33 single family attached townhomes with attached two-car garages for each unit. Each townhome will be approximately 1,600 SF and have three (3) bedrooms and two and a half (2.5) baths. The presentation to council is for feedback purposes only.
 - b. Location: 41900 Yucca Ln, Bermuda Dunes CA 92203 (APN 607-141-039)
 - c. Current Zoning: R-1
 - d. **Proposed Zoning:** r-3, which is consistent with the General Plan designation
 - e. **Dwelling Units Per Acre (DUA):** The project will have no more than 14 Units per acre. The density allowed per the GP designation is 14 DU/Acre. The density allowed per the R-3 Zoning is 1 Unit Per 3000 SF of land which equals 14.5 DU/Acre
 - f. Applicant: Bridge Financial Advisors, Jim Osterling, jimo@bridgeadvisorsllc.com, 626-818-0850, Owner, Hunter Simmons, hunters@bridgeadvisorsllc.com, 626-375-4960, Analyst

- 3. Project: CUP 3758, StorQuest self storage, NEC Washington & Ave 42
 - a. **Background:** The CUP is for approximately 91,125 s.f. of single story self-storage development comprised of nine buildings of up to 13 feet high. In addition the project includes a separate 634 s.f. office with 12 customer parking spaces, 1,322 s.f. resident manage apartment and 600 s.f. garage up to 24 feet in height. Total building area is approximately 93,658 s.f.. Change of zone is minor, and entails a small, .06 ac portion of the approximate 3.64 development from C-P-S (scenic commercial) to C-1/C-P to make the zoning consistent for the entire self storage development. There is approximately 1.4 acres along Ave 42, adjacent the development that is not part of this application that will remain vacant for future development yet to be determined. A similar project was previously approved in 2007 but never built.
 - b. Location: 42 Ave, Bermuda Dunes CA 92203 (Behind Rite Aid) (APN 607-130-010)
 - c. Current Zoning: C-P-S to C-1/C-P
 - d. **Proposed Zoning:** Change C-P-S portion (.06 acres) to C-1/C-P
 - e. Applicant: Greg Bever, GWB964@aol.com, 714 932 3190
- VIII. **Public comments**: All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.
 - IX. Agenda Items for next meeting
 - X. Adjourn meeting

2017 meeting schedule: Jan 12, Mar 9, May 11, Sept 14, Nov 9 (Additional meetings may be added if needed). Please visit Supervisor Benoit's Web site to access more information: www.RivCo4.org

If you would like to get agenda's and other important meeting information for the Bermuda Dunes Community Council, please send your email address to Joe Pradetto at <u>jpradetto@rcbos.org</u>.

Jacob Alvarez	Donna Hubenthal	Vacant	Jeff Wattenbarger	Jim Snellenberger
Member	Chair	Vice Chair	Member	Member
jacobalvarez@outloo	dhateasystreet@msn.c		jeff@wattenbargercon	jimws1@me.com
<u>k.com</u>	<u>om</u>		st.com	

Olivas, Jay

From:

Cooper, Patricia

Sent:

Thursday, September 14, 2017 6:28 PM

To:

Olivas, Jay

Cc: Subject: Llort, Victoria; Hernandez, Steven Bermuda Dunes Storage Project

Hey Jay,

Here at Bermuda Dunes Community Council with staff & Supervisor. Community is strongly opposed to this project. We need to discuss bringing it back to community for another conversation.

Thank you, Pat Cooper Supervisor Perez

Sent from my iPhone

Olivas, Jay

From: eceja@cityofpalmdesert.org

Sent: Tuesday, September 12, 2017 5:15 PM **To:** Olivas, Jay; rstendell@cityofpalmdesert.org

Subject: RE: CZ07922 / CUP 3758 Bermuda Dunes Mini-Warehouse Complex

Hi Jay,

The project site is within the City of Palm Desert's Sphere of Influence and is currently identified as a "Suburban Retail Center" in the City's General Plan. The General Plan land use designation does not promote the use of storage facilities within this area and the corresponding zoning designation prohibits mini-storage facilities. Although the proposed use is not compatible with the City's General Plan land use designation the City of Palm Desert has no immediate plans to annex any portion of the Bermuda Dunes sphere. We have no other comments regarding the use or design of the site.

Thanks,

Eric Ceja Principal Planner

Ph: 760.346.0611 Direct: 760.776.6384

eceja@cityofpalmdesert.org

----Original Message-----

From: Olivas, Jay [mailto:JOLIVAS@RIVCO.ORG] Sent: Wednesday, September 06, 2017 5:33 PM

To: Stendell, Ryan; Ceja, Eric

Subject: RE: CZ07922 / CUP 3758 Bermuda Dunes Mini-Warehouse Complex

Ryan,

Please review and let us know any City comments as soon as possible, if any, since in Sphere of Influence (plans attached). There are mixed comments with Bermuda Dunes community so far, but a similar mini-warehouse complex by same developer was approved in 2008 but never built at the time, and it's on the same property. The PC hearing is on 9/20.

Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height in accordance with Section 18.46 (Mini-Warehouses) of Zoning Ordinance No. 348. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet. The project also includes a 634 -square -foot office with 12 customer parking spaces and a 1,322 -square -foot caretaker's residence with a 600 -square -foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m.

The project is located north of 42nd Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane.

Thanks for assistance,

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and BLP Desert, a California Limited Partnership and Polk Meadows, a California Limited Partnership (collectively "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 607-130-010 ("PROPERTY"); and,

WHEREAS, on September 1, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7922 and Conditional Use Permit No. 3758 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. Indemnification. PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

- 2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.
- 3. Representation and Payment for Legal Services Rendered. COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.
- 4. Payment for COUNTY's LITIGATION Costs. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."
- 5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:

Office of County Counsel Attn: Melissa Cushman 3960 Orange Street, Suite 500 Riverside, CA 92501 PROPERTY OWNER:

BLP Desert, LP Attn: Greg Bever

16400 Pacific Coast Highway, Ste. 207

Huntington Beach, CA 92649

Polk Meadows, LP Attn: Herb Lundin

16400 Pacific Coast Highway, Ste. 207

Huntington Beach, CA 92649

- 7. **Default and Termination**. This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:
 - a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
 - b. Rescind any PROJECT approvals previously granted;
 - c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

- 8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.
- 9. Complete Agreement/Governing Law. This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

- 10. Successors and Assigns. The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
- 11. Amendment and Waiver. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
- 12. Severability. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 13. Survival of Indemnification. The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
- 14. Interpretation. The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
- 15. Captions and Headings. The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- 16. Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
- 17. Counterparts; Facsimile & Electronic Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

- Joint and Several Liability. In the event there is more than one 18. PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
- Effective Date. The effective date of this Agreement is the date the 19. greement on more than one rty shall be the effective date.

reto have duly caused this atives as of the date written.

parties sign the Agreement. If the parties sign the Agreement date, then the last date the Agreement is signed by a party sha
IN WITNESS WHEREOF, the parties hereto has Agreement to be executed by their authorized representatives
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California
By:
Charissa Leach
Assistant Director of TLMA - Community Development
Dated: 11/6/17 FORM
PROPERTY OWNER:
BLP Desert, a California Limited Partnership and
Polk Meadows, a California Limited Partnership
out of the families of artifership
BLP Desert, a California Limited Partnership
D. C. La Scarley
By: Gregory W. Bever
Its General Partner
Dated: 9/(8/17
By: / sougent/ / un
By: / Lough // fun
Leonard H. Lundin
Its General Partner
Dated: <u>7//8//7</u>

Polk Meadows, a California Limited Partnership

Ву	: LM	2, Inc.	, a (California	Cor	poration
----	------	---------	-------	------------	-----	----------

Its General Partner

Leonard H. Lundin

President

Dated: 9/18/617

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

attached, and not the validity of that docu	ne truthfulness, accuracy, or ment.				
State of California County of	Orange,				
on <u>September</u>	18, 2017 before me,	- Fratta	notary public nd title of the officer)	2	
personally appeared	gregory W Bever	r & Leor	nard # Lundin	,	
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.					
I certify under PENAL paragraph is true and		aws of the State	e of California that the foregoin	g	
WITNESS my hand a	nd official seal.	Ĭ	F. FRATTAL! Notary Public – California	,)	
Signature	SHE	(Seal)	Orange County Commission # 2184140 My Comm. Expires Feb 20, 2021		

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

validity of that docum	HEHL.					
State of California County of	Orange					
on September	18, 2017 before me,	F Fruttal,	notary public			
		(insert name and title o	of the officer)			
personally appeared _	1200					
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.						
I certify under PENAL paragraph is true and	TY OF PERJURY under the I correct.	aws of the State of Calif	fornia that the foregoing			
WITNESS my hand ar	nd official seal.	L WANT	F. FRATTALI Notary Public – California Orange County Commission # 2184140			
Signature	(VW)	(Seal)	My Comm. Expires Feb 20, 2021			



Director

PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:
☐ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT ☐ VARIANCE
PROPOSED LAND USE: MINI STORAGE
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE:
ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: CUPO3758 DATE SUBMITTED: 9716
APPLICATION INFORMATION
Applicant's Name: Henb Lundin E-Mail: Henbeluko. Com
Mailing Address: 16400 Pacific Coast Highway Suite 207
Huntington Beach Ca 92649
Daytime Phone No: (562) 592 6020 Fax No: ()
Engineer/Representative's Name: J. Chaig Mann E-Mail:
Mailing Address: 1931 Newport Blvd. Suite M
Cogst Mesa Street 92627
Daytime Phone No: (7/4) 543 8352 Fax No: (7/4) 543 0209
Property Owner's Name: BLPDesert/Polk Med E-Mail: Hend @ Luko, com
Mailing Address: 16400 Pacific Coast Highway, Suite 207
HUNTING FOW Beach Ca 92649 City State ZIP
Daytime Phone No: (562) 592 6020 Fax No: ()

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

Desert Office · 38696 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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.
Herb Lundin Legnard Alma
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.
BLP Desent, limited striction beautiful
Polk Medows limite portundio from and he a
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): 607-130-010-6
Section: 7 Township: 5 South Range: 7 East

APPLICATION FOR LAND USE PROJECT
Approximate Gross Acreage: 4.2 Ac.
General location (nearby or cross streets): North of Avenue 42 nd , South of
East Haven Rd., East of Washington, West of Yuca Lane
Thomas Brothers map, edition year, page number, and coordinates:
Project Description: (describe the proposed project in detail)
A 95,306 S.F Mivi storage preject that include on site office & resident manager apartment. Conce action includer rezone of 14,952 s.C. convently zoned C-P-S, to Zone catagony C-1/C-P
a spination.
Frezen 24,952 s.f. of currently served C-P-5, to C-1/C-P.
Is there a previous application filed on the same site: Yes 🗹 No 🗌
If yes, provide Case No(s). CUP 3550, CAZ 7472 (Parcel Map, Zone Change, etc.)
E.A. No. (if known) E.A. No. 41002 E.I.R. No. (if applicable): Not 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 \square No \square
If yes, indicate the type of report(s) and provide a copy: Geotehnical Color 4/18/16
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 or other common area improvements? Yes No
Is sewer service available at the site? Yes Mo
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:

APPLICATIO	N FOR I	LAND USE PR	OJECT				
Estimated am	nount of f	ill = cubic yard	s Nove		•		
Does the proj	ect need	to import or ex	cont dirt? Yes] No 🗹	•		
Import			Export		Neither	•	
What is the ar	nticipated	d source/destin	ation of the impo	ort/export?	Not A	pp licable	
			for transport of		erial?	Applienble	
How many and	ticipated	truckloads? _			Not 1	4 polica flotuck 1	oads.
			pad area? (area			- /	
Is the project l	ocated w	rithin 8½ miles	of March Air Res	serve Base?	Yes 🗌 No		
lf yes, will any	structure	exceed fifty-fo	eet (50') in heigh	t (above gro	und level)? Ye	es 🗌 No 🗹	
area as define	space as ed by Se	ction 65944 o	ction 21098 of th	e Public Rea nt Code? (Sources Code See Californis	level flight path or w , and within an urbar a Office of Planning	
s the project I Riverside Cour	located v	vithin the bour rt Land Use Co	ndaries of an Air ommission? Yes	port Land U	se Compatibi	lity Plan adopted by	the
			e in area? Yes			·	'
s the project lo System (RCLIS	ocated w	ithin any of the www3.tlma.co.	following water	sheds (refer a/rclis/index	to Riverside (. <u>html</u>) for wate	County Land Informarshed location)?	ition
☐ Santa Ana F	River	☐ Santa Ma	argarita River	☐ San Ja	acinto River	Whitewater R	liver

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 or an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.
☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.
Name of Applicant: Address: Phone number: Address of site (street name and number if available, and ZIP Code): Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: Specify any list pursuant to Section 65962.5 of the Government Code: Regulatory Identification number: Date of list:
Applicant (1) herreffluction Date 9/1/16 Applicant (2) Date
HAZARDOUS MATERIALS DISCLOSURE STATEMENT Sovernment Code Section 65850.2 requires the owner or authorized agent for any development project or 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 controdistrict or air quality management district exercising jurisdiction in the area governed by the Yes \square No
--	--

APPLICATION FOR LAND USE PROJECT

 The proposed project will have more than a threshold quantity process or will contain a source or modified source of hazardous Yes No 	y of a regulated substance in a air emissions.
(we) certify that my (our) answers are true and correct.	
Owner/Authorized Agent (1) Nearend Muchay Owner/Authorized Agent (2)	Date



Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:
Standard Change of Zone
There are three different situations where a Planning Review Only Change of Zone will be accepted:
Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan. Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan. Type 3: Used when a Change of Zone application was conditioned for in a prior application.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: CZ07922 DATE SUBMITTED: 9716
APPLICATION INFORMATION
Applicant's Name: Henb Lundin E-Mail: Henb@Luko.com
Mailing Address: 16400 Pacific Coast Highway, Suite 207 Huntington Beach Street 92649 City State ZIP
Huntington Beach Street 92649
Daytime Phone No: (562) 592 6020 Fax No: (562) 592 6050
Engineer/Representative's Name: J. Craig Mann E-Mail:
Mailing Address: 1931 Newport Blyd, Suite M Coast Mesa Ca 92627 City State ZIP
Coast Mesa Street 92627
Daytime Phone No: (7/4) 543 8352 Fax No: (7/4) 543 0209
Property Owner's Name: BLPDeset/Polk Melows E-Mail: Herb & Luka. com
Malling Address: 16400 Pacific Coast Highway, Suite 207 HUNTINGTON Beach Cast 92649 City State 219
·
Daytime Phone No: (562) 592 6020 Fax No: (562) 592 6050
Riverside Office · 4080 Lemon Street, 12th Floor Desert Office · 38686 El Cerrito Road

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, Callfornia 92211 (760) 863-8277 · Fax (760) 863-7556

"Planning Our Future... Preserving Our Past"

Form 295-1071 (08/08/12)

APPLICATION	FOR CHANGE	OF ZONE

If the property is owned by more than one person, attach a separate page that reference 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. **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.
The state of a state o
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable. 13 LP Desent limited partnership SIGNATURE OF PROPERTY OWNERS!
PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) POIK Meadowes, limited portnership. PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
BLP Desent limited participing SIGNATURE OF PROPERTY OWNERS)
PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S) PROPERTY INFORMATION:
PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S) SIGNATURE 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. PROPERTY INFORMATION: Assessor's Parcel Number(s): 607-130-010-6
PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY
PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME 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. PROPERTY INFORMATION: Assessor's Parcel Number(s): GO7-130-010-6
PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY

Form 295-1071 (08/08/12)

oroposal	(describe	the zone change,	indicate the ex	and coordinates:		
		ate the affected P			P to	conferm
40	mini	storage	projec	to C-1/c		
		in a subsection of	L Alele er a read.			
		in conjunction with a / Candital		D		



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez Agency Director

Carolyn Syms Luna Director,

Juan C.Pere z Director.

Mike Lara Director, Code Enforcement

Planning Department

Transportation Department

Building & Safety Department

Enforcement Department

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

TΩ	RE	COMPL	ETEN	bv	A Doi	IO A MET.
		CUMPL	E I E I I	RY	APPI	IC : A DIT

This agreement is by and between the C	County of Riverside, hereafter "County of Riverside",
	hereafter "Applicant" and BLPDescrt/BIKIN and Property Owner".
Description of application/permit use:	,
Bermula Storage:	CUP and consormit Change of Zone
for Ministorage	at NEC Avenue 42 nd and Washington St
If your application is subject to Deposit-	based Fee, the following applies

Section 1. Deposit-based Fees

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

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

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

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838 P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:
Assessors Parcel Number(s): 607-130-010-6
Property Location or Address: NEC Avenue 42 and Wastington St
2. PROPERTY OWNER INFORMATION:
Property Owner Name: BLP Desent/Polk Medows Phone No.: 562 592 6020 Fxt 20 Firm Name: Lowdin Development Email: Hent & Luko. com Address: 16400 Pacific Coast Highway 207 Huntington Beach, Ca 92649
3. APPLICANT INFORMATION:
Applicant Name: Henb Lundin Phone No.: 562 592 6020 Ent 209 Firm Name: Lundin Development Email: Henb @ Luko.com GwB 964@ gol.com
4. SIGNATURES: Signature of Applicant: Print Name and Title: Date: 8/31/16 Print Name and Title: Hend Lunding Signature of the County of Riverside, by
FÖR COUNTY OF RIVERSIDE USE ONLY Application or Permit (s)#:
Set #:Application Date:

NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside CountyLand Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 - Intent to Adopt a Negative Declaration - Owner/Applicant: BLP Desert, LP/Polk Meadows, LP - Representative: Greg Beaver - Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan - Commercial Retail (C-R) -Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane - 5.06 Gross Acres - Zoning: C-P-S & C-1/C-P - REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

TIME OF HEARING: 9:00 am or as soon as possible thereafter

DATE OF HEARING: OCTOBER 18, 2017

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department's Planning Commission 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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT

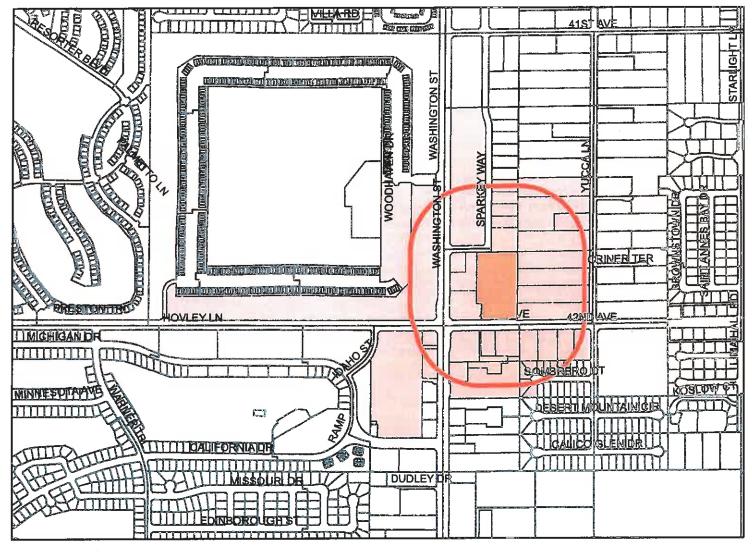
Attn: Jay Olivas

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

PROPERTY OWNERS CERTIFICATION FORM

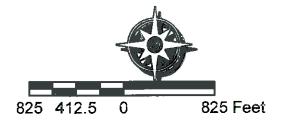
I,VINNIE NGUYEN	cer	tify that on	Aug 22, 2017	,
The attached property owners list was	prepared by	River	side County GIS	,
APN (s) or case numbers	CZ07922 /	CUP03758		For
Company or Individual's Name	RCIT -	- GIS		
Distance buffered	600	,		
Pursuant to application requirements	furnished by	the Riverside	County Planning Depar	rtment.
Said list is a complete and true comp	ilation of the	owners of the	subject property and al	1 other
property owners within 600 feet of t	the property	involved, or if	that area yields less that	han 25
different owners, all property owners	within a notin	fication area exp	panded to yield a minin	num of
25 different owners, to a maximum n	otification ar	ea of 2,400 fee	from the project bour	daries,
based upon the latest equalized assess	sment rolls.	If the project is	a subdivision with ide	ntified
off-site access/improvements, said list	includes a co	mplete and true	compilation of the nan	nes and
mailing addresses of the owners of	f all propert	y that is adjac	ent to the proposed	off-site
improvement/alignment.				
I further certify that the information	filed is true	and correct to	the best of my knowle	dge. I
understand that incorrect or incomplet	e information	may be ground	s for rejection or denia	l of the
application.				
TITLE: GIS A	\nalyst			
ADDRESS: 4080	Lemon Str	reet 9 TH Floo	<u>r</u>	
Rive	rside, Ca. !	92502		
TELEPHONE NUMBER (8 a.m. – 5 r	o.m.):	(951) 955-	8158	

CZ07922 CUP03758 (600 feet buffer)



Selected Parcels

609-020-042	609-020-045	607-130-013	607-130-010	607-130-009	607-432-013	607-431-001	609-500-015	607-432-010	607-110-013
607-130-014	609-020-044	607-130-006	609-500-009	609-500-010	607-432-007	607-432-009	637-072-011	637-072-013	607-130-007
609-500-016	607-130-008	609-500-001	637-072-012	609-500-002	607-110-009	609-500-013	607-110-006	609-020-041	609-020-043
609-020-055	609-020-054	609-500-003	609-500-004	609-500-012	609-500-011	609-500-014	607-130-012	609-020-038	607-432-008
609-500-008	632-100-014	632-102-061	607-110-010						



ASMT: 607110006, APN: 607110006

PETER LIVRERI 41555 YUCCA LN

BERMUDA DUNES CA 92203

ASMT: 607130009, APN: 607130009

COUNTY OF RIVERSIDE C/O REAL ESTATE DIVISION

P O BOX 1180

RIVERSIDE CA 92502

ASMT: 607110009, APN: 607110009

PAUL PAVAO P O BOX 3016 INDIO CA 92202 ASMT: 607130010, APN: 607130010

POLK MEADOWS, ETAL

16400 PAC COAST HWY NO 207 HUNTINGTON BEACH CA 92649

ASMT: 607110010, APN: 607110010

YMELDA PATRICK 39223 CIEGA CREEK PALM DESERT CA 92260 ASMT: 607130012, APN: 607130012

J BYRUM, ETAL P O BOX 3165

HARRISBURG PA 17105

ASMT: 607110013, APN: 607110013

PENNY LEE, ETAL 3300 EDISON WAY FREMONT CA 94538 ASMT: 607130013, APN: 607130013

42ND AVENUE

C/O LUKO MANAGEMENT 16400 PACIFIC COAST 207 HUNTINGTON BEACH CA 92649

ASMT: 607130006, APN: 607130006

HENRIETTE MORRIS 41755 YUCCA LN BERMUDA DUNES CA 92203 ASMT: 607130014, APN: 607130014

42ND AVENUE, ETAL

C/O ATAOLLAH JOHN AMINPOUR 10660 WILSHIRE BLV NO 409 LOS ANGELES CA 90024

ASMT: 607130007, APN: 607130007

SHARI THATCHER, ETAL

PO BOX 6180

LA QUINTA CA 92248

ASMT: 607431001, APN: 607431001 EASTHAVEN PARTNERSHIP

C/O WILLIAM C BUSTER JR 1399 COLTON AVE STE 5 REDLANDS CA 92374

ASMT: 607130008, APN: 607130008

CHRISTINA PIERSON, ETAL

41951 YUCCA LN

BERMUDA DUNES CA 92203

ASMT: 607432007, APN: 607432007

LYNN BOLTON, ETAL 41530 SPARKEY WAY

INDIO, CA. 92201

ASMT: 607432008, APN: 607432008 BARBARA BRADLEY, ETAL 41570 SPARKEY WAY BERMUDA DUNES CA 92201

ASMT: 607432009, APN: 607432009 TERRY BASQUIN, ETAL 41610 SPARKEY

BERMUDA DUNES CA 92203

ASMT: 607432010, APN: 607432010 ROBIN COTTON, ETAL 41650 SPARKEY WAY INDIO, CA. 92201

ASMT: 607432013, APN: 607432013 RACHELLE VANBUSKIRK, ETAL 41690 SPARKEY WAY BERMUDA DUNES CA 92203

ASMT: 609020038, APN: 609020038 M H SHERMAN CO, ETAL C/O REAL ESTATE TAX DEPT STORE 04757 P O BOX 1159 DEERFIELD IL 60015

ASMT: 609020043, APN: 609020043 RALPHS GROCERY CO C/O REAL ESTATE DEPT P O BOX 54143 LOS ANGELES CA 90054

ASMT: 609020044, APN: 609020044 GROCERY RALPHS 1100 W ARTESIA BLVD COMPTON CA 90220 ASMT: 609020045, APN: 609020045 WASHINGTON SQUARE BD, ETAL C/O MILAN CAPITAL 888 S DISNEYLAND DR ANAHEIM CA 92802

ASMT: 609020054, APN: 609020054 GEORGE GERONSIN, ETAL 181 S OLD SPRINGS RD ANAHEIM CA 92808

ASMT: 609020055, APN: 609020055 BONITA ROGENES, ETAL 20735 VIA MARISA YORBA LINDA CA 92886

ASMT: 609500001, APN: 609500001 PALM DESERT CHURCH OF CHRIST P O BOX 14151 PALM DESERT CA 92255

ASMT: 609500002, APN: 609500002 PATHFINDER COMMUNITY OF RISEN CHRIST 78175 AVENUE 42 BERMUDA DUNES CA 92203

ASMT: 609500004, APN: 609500004 GAYLE CLARK, ETAL 8 TAYLOR AVE PALM DESERT CA 92211

ASMT: 609500008, APN: 609500008 MONIQUE VANDEUTEKOM GIBBS, ETAL 83 QUIET RIDGE FORISTELL MO 63348 ASMT: 609500009, APN: 609500009 SUSAN JOHNSON, ETAL

78194 SOMBRERO CT BERMUDA DUNES CA 92203

ASMT: 609500010, APN: 609500010

JAMES PALMER 78182 SOMBRERO CT

BERMUDA DUNES CA 92203

ASMT: 609500011, APN: 609500011

MARTHA DESNOYERS, ETAL

78170 SOMBRERO CT BERMUDA DUNES CA 92203

ASMT: 609500012, APN: 609500012

RHONDA ANDERSON 78158 SOMBRERO CT

BERMUDA DUNES CA 92203

ASMT: 609500013, APN: 609500013

LAURA GREGOR, ETAL 78146 SOMBRERO CT

BERMUDA DUNES CA 92203

ASMT: 609500014, APN: 609500014

SHELLY RAUSCHER, ETAL 78134 SOMBRERO CT

INDIO, CA. 92203

ASMT: 609500015, APN: 609500015

HELEN GALINDO, ETAL 78131 SOMBRERO CT

BERMUDA DUNES CA 92203

ASMT: 609500016, APN: 609500016

MELANIE FESMIRE 45071 PARK ST INDIO CA 92201

ASMT: 632100014, APN: 632100014

WOODHAVEN COUNTRY CLUB HOMEOWNERS ASS

41555 WOODHAVEN DR EST PALM DESERT CA 92211

ASMT: 632102061, APN: 632102061 WOODHAVEN DEVELOPERS INC 41555 WOODHAVEN DR E

PALM DESERT CA 92211

ASMT: 637072011, APN: 637072011

PLAZA DE HACIENDA II, ETAL

C/O LUKA MGMT 15421 CHEMCIAL LN

HUNTINGBEACH CA 92649

ASMT: 637072012, APN: 637072012

FIRSTBANK, ETAL

C/O DEPT 70428 CORPORATE TAX

P O BOX 20

BOISE ID 83726

ASMT: 637072013, APN: 637072013 PLAZA DE HACIENDA II, ETAL C/O PLAZA DE HACIENDA I 15421 CHEMICAL LN

UNITED TON DEACH O

HUNTINGTON BEACH CA 92649



PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7922 / Conditional Use Permit No. 3758
Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.
PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).
COMPLETED/REVIEWED BY:
By: Jay Olivas Title: Project Planner Date: 8/29/17
Applicant/Project Sponsor: BLP Desert, LP Date Submitted: 9/7/2016
ADOPTED BY: Board of Supervisors
Person Verifying Adoption: Date:
The 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 Jay Olivas, Project Planner at 760-863-8271.
Revised: 08/01/17 Y:\Planning Case Files-Riverside office\CUP03758\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_Negative_Declaration.docx
Please charge deposit fee case#: ZEA42949 ZCFG06319 FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

FROM: Riverside County Planning Department

Charissa Leach, P.E. Assistant TLMA Director

P.O. Box 30 Sacramento	inning and Research (OPR) 44 , CA 95812-3044 iverside County Clerk	FROM:	Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409		
SUBJECT: Filing of N	lotice of Determination in comp	pliance with Section 2	21152 of the California Public Resources	Code.	
EA42949 CHANGE O Project Title/Case Numbers	F ZONE NO. 7922 CONDITIO	NAL USE PERMIT N	O. 3758		
Jay Olivas County Contact Person			760-863-7050 Phone Number		
N/A State Clearinghouse Number	r (if submitted to the State Clearinghouse))			
BLP Desert, LP Project Applicant		16400 Address	Pacific Coast Highway Huntington Beach.	CA 92649	
North of Avenue 42, e	east of Washington Street, west	t of Yucca Lane.			
Change of Zone from Project Description	C-1/C-P and C-P-S to C-1/C-P	. Conditional Use Pe	rmit for mini-warehouse of approximately	93,658 square feet.	
This is to advise that	the Riverside County <u>Planning</u> eterminations regarding that pro	Commission, as the bject:	lead agency, has approved the above-ref	ferenced project on <u>October 18, 2017</u> , and ha	
4 The project M/II I	NOT have a cionificant effect	on the environment	provisions of the California Environmental	Quality Act (\$2,216.25+ \$50.00) and reflects	
the independent 3. Mitigation measu 4 A Mitigation Mon	judgment of the Lead Agency. res WERE NOT made a condi- nitoring and Reporting Plan/Pro-	ition of the approval o	of the project. pted.		
 A statement of C Findings were m 	overriding Considerations WAS ade pursuant to the provisions	of CEQA.	project.		
This is to certify that the Planning Department,	the Negative Declaration, with , 77588 El Duna Ct. Palm Dese	comments, response ert, CA 92211. Project F		able to the general public at: Riverside Count	
Sign	ature	<u> </u>	Title	Date	
Date Received for Fili	ing and Posting at OPR:				
DM/dm Revised 6/29/2017 Y:\Planning Case Files-River	7 rside office\CUP03758\DH-PC-BOS Hear	rings\DH-PC\NOD Form.doc	x		
Please charge dep	oosit fee case#: ZEA42949	ZCFG06319	ITY CLERK'S USE ONLY		
ļ					

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * I1602961

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8277

(951) 955-3200

(951) 600-6100

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

Received from: 42ND AVE A GENERAL P'SHIP

\$50.00

paid by: CK 7924

paid towards: CFG06319 CALIF FISH & GAME: DOC FEE

CFG FOR EA42949

at parcel #: 78102 42ND AVE BERM

appl type: CFG3

Sep 07, 2016 posting date Sep 07, 2016 ***************************** ****************

Account Code 658353120100208100 Description CF&G TRUST: RECORD FEES Amount \$50.00

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

* REPRINTED * 11702302

4080 Lemon Street Second Floor Riverside, CA 92502 39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277

Murrieta, CA 92563 (951) 955-3200

(951) 600-6100

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

Received from: 42ND AVE A GENERAL P'SHIP \$2,216.25

paid by: CK 8082

paid towards: CFG06319 CALIF FISH & GAME: DOC FEE

CFG FOR EA42949

at parcel #: 78102 42ND AVE BERM

appl type: CFG3

Jul 31, 2017 posting date Jul 31, 2017 JAGUILER ************************ *****************

Account Code 658353120100208100 Description CF&G TRUST

Amount \$2,216.25

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

4.1

Agenda Item No.:

Area Plan: Temescal Canyon Zoning District: El Cerrito Supervisorial District: Second Project Planner: Dave Alvarez

Planning Commission: November 15, 2017

CHANGE OF ZONE NO. 7900

CONDITIONAL USE PERMIT NO. 3739
Environmental Assessment No. 42871
Applicant: Land Development Consultants
Engineer/Representative: Land Development

Consultants

Charissa Leach, P.E. Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The proposed project consists of applications for a General Plan Amendment No. 1165 (GPA 1165), a Change of Zone No. 7900 (CZ 7900), and a Conditional Use Permit No. 3739 (CUP 3739). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below:

<u>General Plan Amendment No. 1165:</u> General Plan Amendment No. 1165 (GPA 1165) proposes to amend the current land use designation from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR) and Open Space- Conservation (OS-C).

<u>Change of Zone No. 7900:</u> Change of Zone No. 7900 (CZ 7900) proposes to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Scenic Highway Commercial (C-P-S) and Watershed and Conservation Areas (W-1).

Conditional Use Permit No. 3739: Conditional Use Permit No. 3739 (CUP 3739) proposes an approximately 5,881 square-foot 24-hour convenience store, 1,262 square-foot car wash facility, and a 6,549 square-foot fuel canopy area that will house twenty (20) fuel pumps, which will be enough for 20 vehicles at a time. The project site will be located within 2.9 acres of the total 7.48 acres. 1.98 acres will be left for future commercial development, but will remain undisturbed until a proposed project is submitted. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP).

The proposed project is located northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD: CR)

2. Surrounding General Plan Land Use (Ex. #6):

Community Development: Light Industrial (CD: LI) and Open Space: Water to the north; Open Space to the east; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona)

to the south.

Proposed Zoning (Ex. #3):

Scenic Highway Commercial (C-P-S)



4. Surrounding Zoning (Ex. #3):

Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north; Commercial

(City of Corona) to the west; Industrial and Open

Space (City of Corona) to the south.

5. Existing Land Use (Ex. #1):

Vacant

6. Surrounding Land Use (Ex. #1):

Contractor equipment storage yard to the south; open space to the east; light industrial to the north;

open space to the east, light industrial to the

commercial to the west

7. Project Data:

Total Acreage: 7.48

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

<u>ADOPT</u> PLANNING COMMISSION RESOLUTION NO. 2017-13, recommends adoption of General Plan Amendment No. 1165 to the Riverside County Board of Supervisors.

THE PLANNING COMMISISON RECOMMENDS THAT THE BOARD OF SUPERVISORSTAKE THE FOLLOWING ACTIONS:

<u>ADOPT</u> NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42871, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1165, to amend the current land use designation from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR) and Open Space- Conservation (OS-C) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7900, to change the zoning of the project site from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Scenic Highway Commercial (C-P-S) and Watercourse, Watershed and Conservation Areas (W-1), based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

<u>APPROVE</u> <u>CONDITIONAL</u> <u>USE PERMIT NO. 3739</u>, based upon the findings and conclusions incorporated in the staff report, subject to the attached conditions of approval, and subject to the Board of Supervisors' subsequent adoption of the resolution for GPA 1165 and subsequent adoption of zoning ordinance for CZ 7900.

FINDINGS: 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 existing Land Use Designation of the project site is Community Development: Light Industrial: Retail (CD: LI) on the Temescal Canyon Area Plan.
- 2. The proposed Land Use Designation of the project site is Community Development: Commercial Retail (CD: CR) on the Temescal Canyon Area Plan.
- 3. The proposed use, a gas station with a convenience store and car wash facility, is consistent with the proposed Community Development: Commercial Retail (CD: CR) designation.
- 4. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) and Open Space: Water to the north; Open Space to the east; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona) to the south.
- 5. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S) to the north; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona) to the south.
- 6. Light industrial and commercial uses have been constructed and are operating in the project vicinity.
- 7. The proposed zoning classification for the subject site is Scenic Highway Commercial (C-P-S).
- 8. The proposed use, a gas station with a convenience store and car wash facility, is a permitted use with approval of a Conditional Use Permit, in the Scenic Highway Commercial (C-P-S) zone, in accordance with Riverside County Ordinance No. 348.
- 9. The sales of beer and wine for offsite consumption (Type 20) is permitted within a Scenic Highway Commercial (C-P-S) Zone. The project site is consistent with the objectives of Section 18.48 of Ordinance No. 348.
- 10. There are no schools located within 1,000 feet from the proposed project site. Furthermore, there are no existing or planned public parks, playgrounds, or religious places of worship.
- 11. The project site is located within Census Tract 41909. There are currently no alcohol licenses within the Census Tract 41909.
- 12. The development standards associated the Scenic Highway Commercial (C-P-S) Zone are minimal, for the purpose of providing flexibility in site design. This proposed a gas station with a convenience store and car wash facility meets each of the following development criteria, specified for the C-P-S Zone:
 - i) There is no minimum lot area requirement. The project site includes a single 7.48 acre site. The parcel has adequate area and dimensions to support a 5,881 square-foot convenience store, 1,262 square-foot car wash facility, a 6,549 square-foot fuel canopy area that will house ten (10) fuel dispensers (20 pumps),, and required parking spaces.
 - ii) There are no yard requirements for buildings that do not exceed 35 feet in height, except as required for specific plans. The project is not located within a Specific Plan. The proposed

maximum height for the project site is 23 feet 8 inches. Therefore, setbacks do not apply to the project site.

- iii) No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance 348. The height of the building to the top of the roof is 23 feet 8 inches. This project meets the building height requirements.
- iv) All roof mounted mechanical equipment shall be screened from the ground elevation view. A parapet above the roof line and internal roof top screening system will adequately hide all roof top mounted equipment from public view. This architectural projection in tandem with the screening system, results in compliance with the requirement.
- v) Automobile storage space shall be provided as required by Section 18.12 of Ordinance 348. An Automobile Service Station is required to provide the following parking spaces:
 - (1) Convenience Store 1 space per 200 square feet. The project proposes a 5,881 square feet convenience store, requiring 30 parking spaces for the use.
 - (2) Automobile Car Wash 2 space per stall. The project is a drive-thru facility requiring 2 parking spaces for the use.

This project site requires 32 parking spaces and the site plan provides 32 spaces, meeting the parking requirement.

13. The current General Plan land use designation will be amended from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR) and Open Space-Conservation (OS-C) and the zoning classification will be changed from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Scenic-Highway Commercial (C-P-S) and Conservation Areas (W-1), as part of the project scope. The project is being changed from Mineral Resources (M-R) to Conservation Areas (W-1) to comply with the MSHCP requirements. The proposed land use designation and proposed zoning classification will be consistent being that both the CR land use designation and C-P-S zoning classification are intended to support commercial retail uses, which is being proposed within the project site.

The proposed use under CUP 3739 will be consistent with the proposed land use designation of Commercial Retail (CD: CR)(0.2-0.35 FAR). The Commercial Retail (CD: CR)(0.2-0.35 FAR) land use designation is intended to allow for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed convenience store, gas station, and car wash facility are applicable to the neighborhood and community commercial retail use category and the project is consistent with Ordinance 348. The project is consistent with the requirements of the Commercial Retail (CD: CR) and from Mineral Resources (M-R) land use designation and Scenic Highway Commercial (C-P-S) and Open Space- Conservation (OS-C) zoning classification.

14. This project is located within Criteria Cells 2400 and 2402 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and as such 2.6 acres of the site is to be conserved

for MSCHP purposes so as to meet the cell criteria analysis under the MSHCP. The project completed the Joint Project Review on June 2, 2016. This project fulfills those requirements.

15. General Plan Amendment No. 1165 is an Entitlement/Policy General Plan Amendment (GPA) because it will solely amend the current land use designation from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Retail (CD:CR) and Open Space-Conservation (OS-C).

The Administration Element of the Riverside County General Plan and Section 2.4 of Riverside County Ordinance No. 348 sets for the required findings for Entitlement/Policy General Plan Amendments. GPA 1165 satisfies the required findings for the reasons set forth below.

- a) General Plan Amendment No. 1165 does not involve a change in or conflict with:
 - The Riverside County Vision;
 - II. Any General Principles set for in General Plan Appendix B; or,
 - III. Or any foundation component designation in the General Plan.
- b) The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.
- c) Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.
- a) The first required finding explains that the proposed change will not involve in or conflict with either the Riverside County Vision, any General Plan Principle as set forth in General Plan Appendix B, or alter any foundation component designation in the General Plan. The proposed change does not involve a change or conflict with the Riverside Vision because the project will not involve a foundation change. Uses will be consistent with the surrounding uses. Housing, population growth, community, transportation, will not be affected by the proposed project.

Principles in General Plan Appendix B consist of seven categories of principles; these categories consist of Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. The project is consistent with these principles and does not change or conflict with any of these seven principles. There is one principle that specifically applies to this project.

The principle of note is within the Economic Development category, more specifically the Land and Development Principle.

"Focus on availability of vacant, developable land that can accommodate a variety of economic enterprises."

Currently, the proposed project site is vacant and is intended for light industrial development. The project scope proposes to amend the current land use designation to that of Commercial Retail (CD: CR) and establish a 5,881 square foot convenience store, a 1,262 square foot car wash facility, and a 6,549 square foot fuel canopy area which will house ten (10) gas dispensers (20 fuel pumps). The proposed use is located directly to the east of an existing commercial shopping center,

vacant property to the south and east, and RV storage facilities to the north. Being within close vicinity to existing commercial, residential, and vehicular storage uses, the project would be consistent with the surrounding uses by offering various employment and service opportunities. In addition, the project would also contribute to a variety of economic enterprises due to the project proposing an approximately 1.98 acre future development pad that will be utilized for a separate commercial use in addition to the gas station and convenience mart facility. A separate application will be required for the development of this area. Therefore the proposed project will not involve a change or conflict with any General Plan Principle set forth in the General Plan Appendix B.

General Plan Amendment (GPA) No. 1165 does not involve a conflict in any foundation component designation as the existing foundation component designation of Community Development (CD) and Open Space- Conservation (OS-C) will remain unchanged. Therefore the project will not affect any foundation component designation in the General Plan.

- b) The project site is within Criteria Cells 2400 and 2402 within Cell Group C of the Temescal Canyon Area Plan and was subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The project has completed the Joint Project Review (JPR) process on June 2, 2016. The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to the General Plan and Temescal Canyon Area Plan because the project will offer approximately 2.6 acres to the Riverside County Multi-Species Habitat Conservation Plan.
- c) The special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan was the realization that the intersection of the proposed upgrade of Cajalco Road to Caljalco Expressway (Ranging from 128' to 220') and the upgrade of Temescal Canyon Road to Arterial (128' ROW) would create the ideal location for commercial land use designation and its proximity to newly constructed commercial center in the City of Corona.

The construction of the upgrade to Cajalco Road to expressway is still in the planning phases, however, widening of Temescal Canyon road construction has started and has increased the number of trips making it by itself the change of designation of the project site from Light Industrial to Commercial.

Also since 2008, the parcels to the west have constructed a commercial center in the City of Corona increasing the logic of converting this property to a Commercial designation as well.

In 2008, it did make sense to designate the project site light industrial, because it was a logical progression of the light industrial designations to the north. The project site could not have a residential designation due to its proximity to the existing 3M mine to the north. However, a Commercial designation could have achieved the same buffering effect as the Light Industrial designation.

Now with the change in circumstance that have emerged because of both the planned and current road widening, and the changes of land use in the City of Corona the transition of the project site from Light Industrial to Commercial is a logical change which had not been anticipated when the General Plan was updated in 2008.

- 16. Pursuant to AB 52, this project was submitted for Tribal Cultural review. All requesting Tribes were provided an opportunity to review the project and provide comments. No portion of the site was identified as having a Tribal Cultural Resource. Due to the grading activities associated with new construction, a standard condition of approval to include an onsite monitor during all grading operations, has been imposed. The AB 52 consultation period has concluded.
- 17. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with Corona. This project conforms to the MOU because the project was transmitted to the City of Corona for review and comments on February 23, 2016.. At the time of staff report preparation, the County has received no comments from the City of Corona.
- 18. Environmental Assessment No. 42871 concluded that the proposed project will not have a significant effect on the environment.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) and Conservation Area (W-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is conditionally compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will offer 2.6 acres of the site for dedication in accordance with 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 <u>not</u> located within:
 - a. An area drainage plan;
 - b. High Fire Area;
 - c. An Airport Influence Area;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
- 3. The project site is located within:
 - a. The city of Corona sphere of influence;
 - b. Corona-Norco Unified School District;
 - c. An area drainage plan and dam inundation area;

GENERAL PLAN AMENDMENT NO. 1165 CHANGE OF ZONE NO. 7900 CONDITIONAL USE PERMIT NO. 3739 Planning Commission Staff Report Page 8 of 8

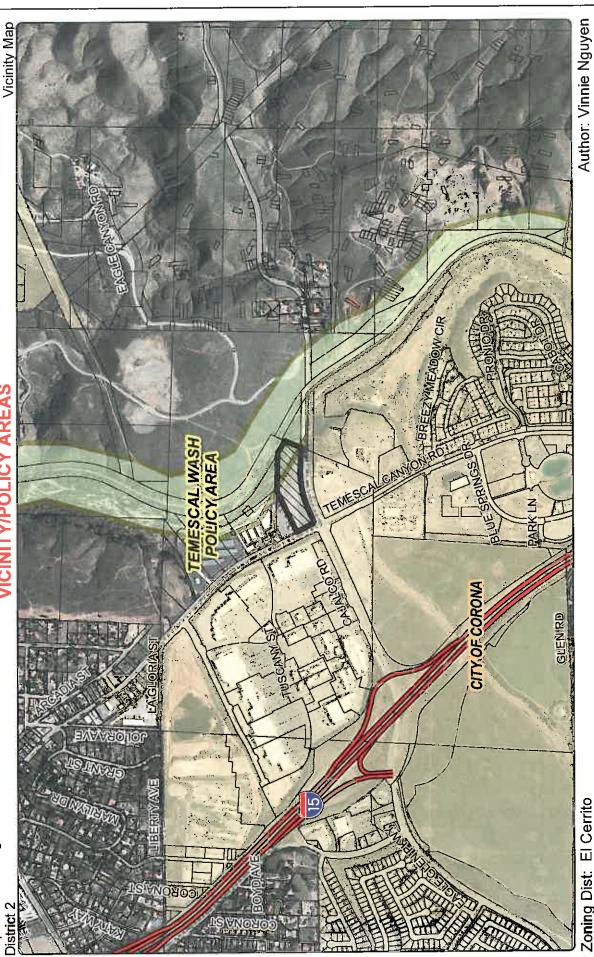
- d. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
- e. An area with low potential for Liquefaction;
- f. The Riverside County Regional Park and Open-Space District; and
- g. Western Riverside County Multiple Species Habitat Conservation Plan Criteria Cell
- 4. The subject site is currently designated as Assessor's Parcel Number 279-231-055.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07900 GPA01165 CUP03739

VICINITY/POLICY AREAS

Supervisor: Tavaglione

Date Drawn: 05/10/2016



Zoning Dist: El Cerrito

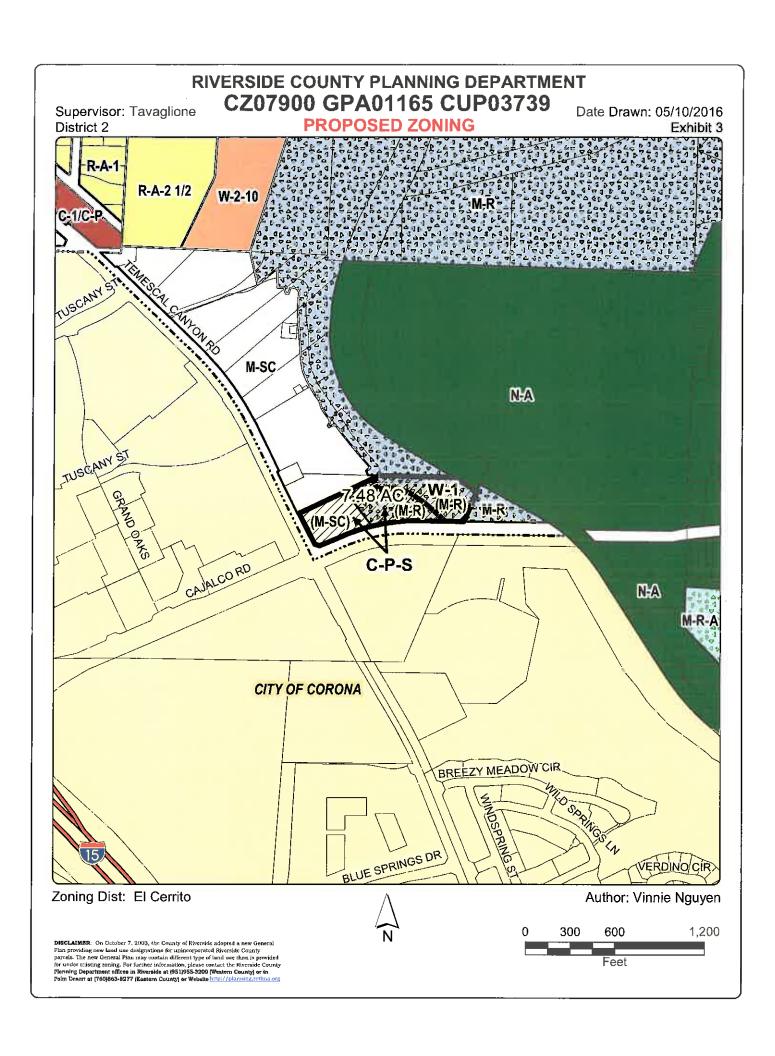


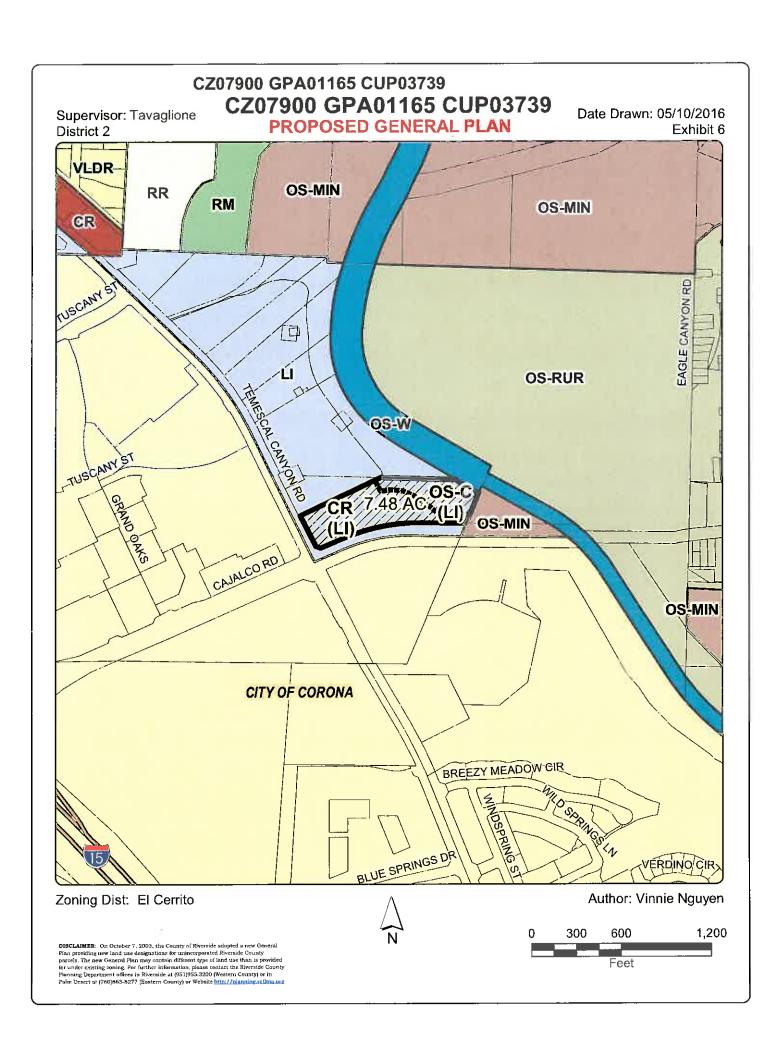
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RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07900 GPA01165 CUP03739 Supervisor: Tavaglione Date Drawn: 05/10/2016 **LAND USE** District 2 Exhibit 1 SF RES VAC RV CENTER VAC **FAMOUS** FOOTWEAR SELF. STORAGE JEROME . FURNITURE STORE SF RES COMMERCIA INDUSTRIAL CENTER CITY OF CORONA QUIKRETE CO BREEZY MEADOW GIR VAC COMMERCIAL SF RES CENTER VERDING CIR BLUE SPRIN Zoning Dist: El Cerrito Author: Vinnie Nguyen 300 600 1,200 DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 69:1955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <a href="https://planning.cc/lima.ges.cc/lim Feet





Planning Commission

County of Riverside

RESOLUTION NO. 2017-013

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 1165

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on November 15, 2017, to consider the above-referenced matter; and,

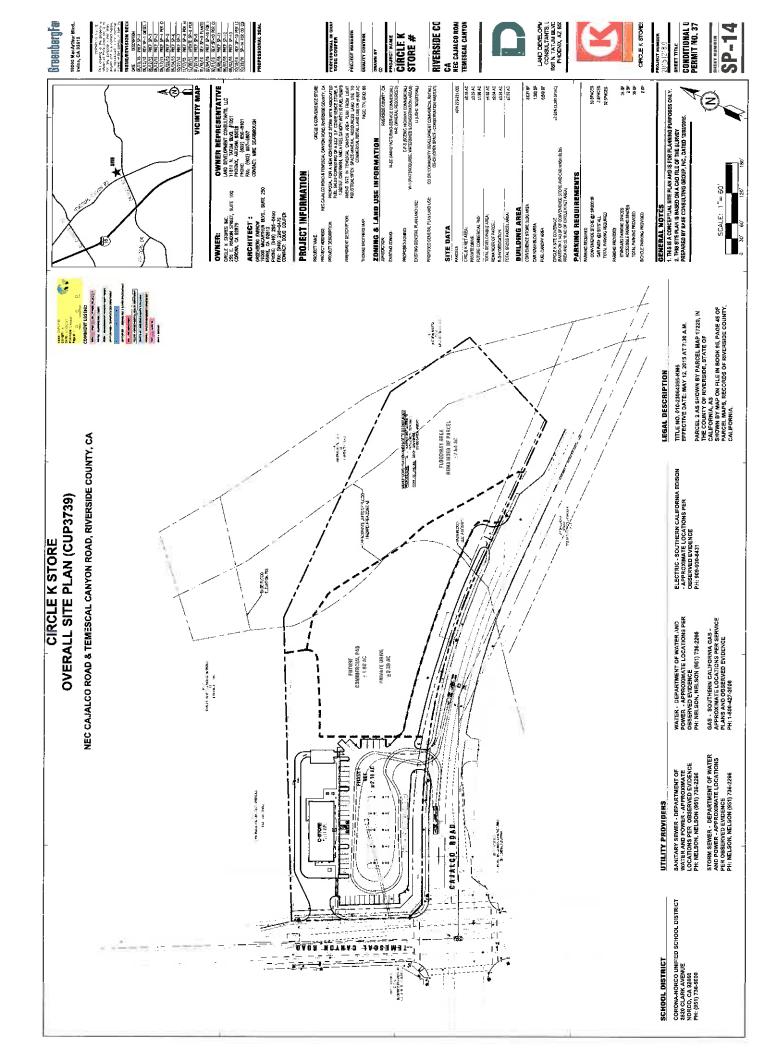
WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

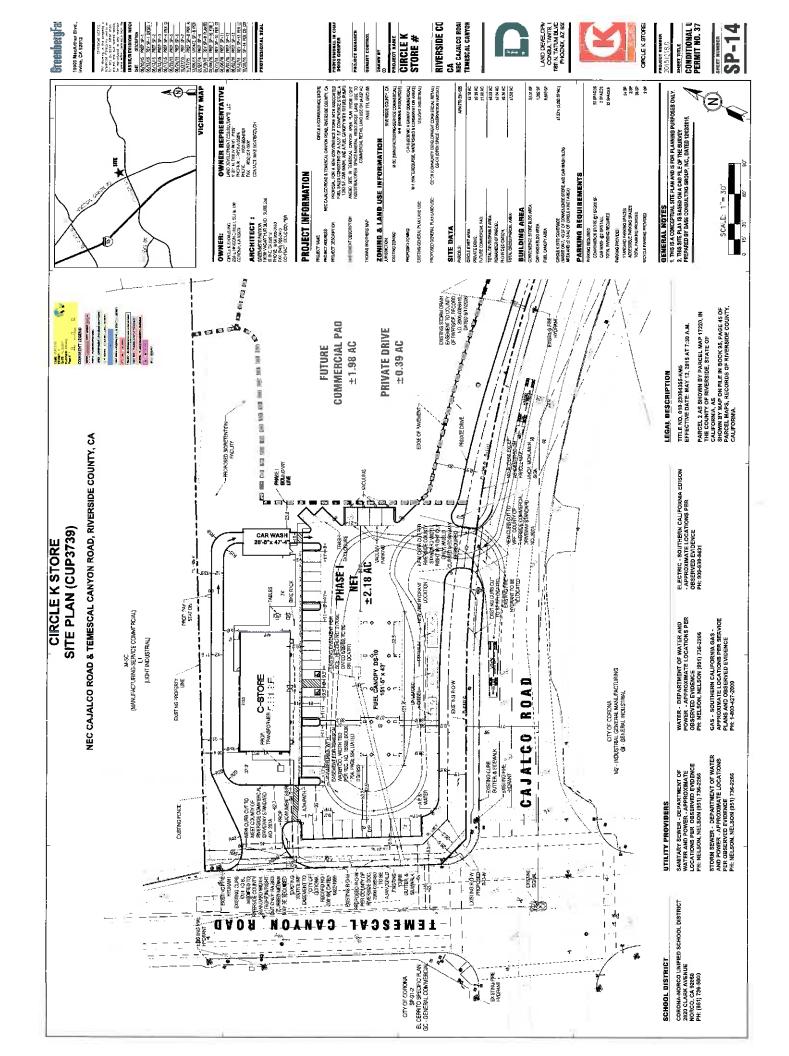
WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

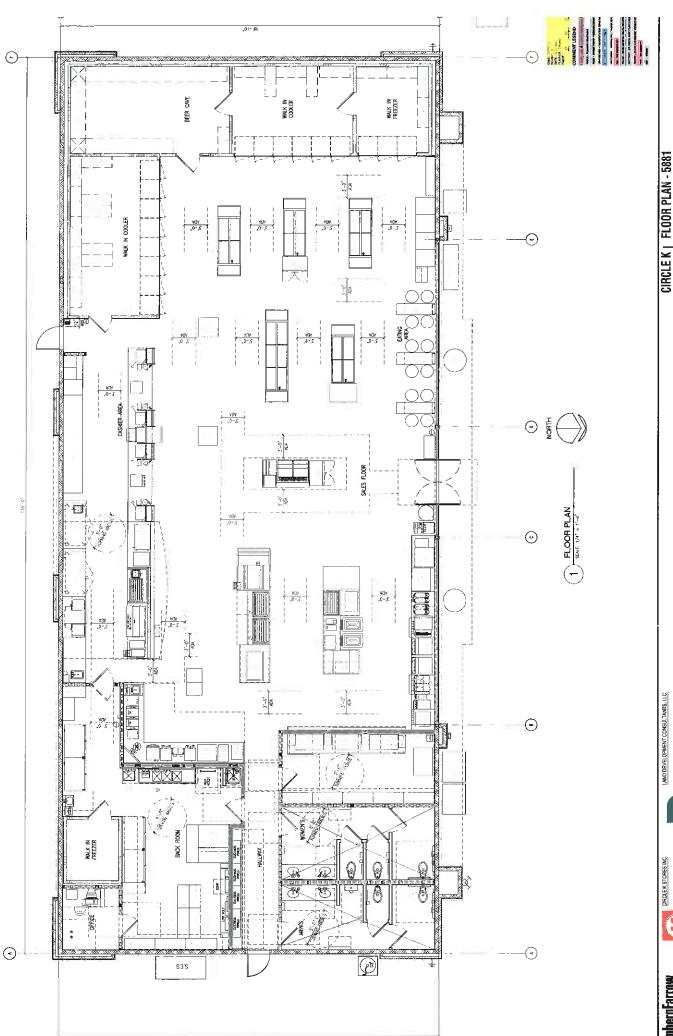
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 15, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the Negative Declaration environmental document, Environmental Assessment No. 42871; and

ADOPTION of General Plan Amendment No. 1165







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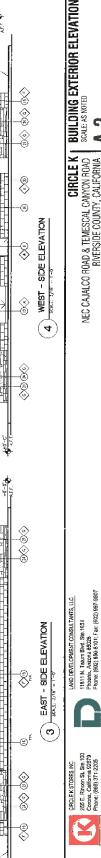
LAND DEVELOPMENT CONSULTANTS, LLC 11811 N. Tahm Bivd. Sto. 1051 Phoens, Arizona 80028 Phone: (602) 850-8101; Fax: (602) 997-9607











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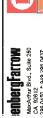
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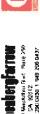
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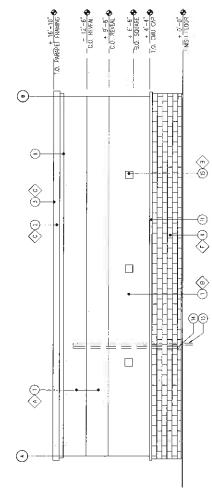












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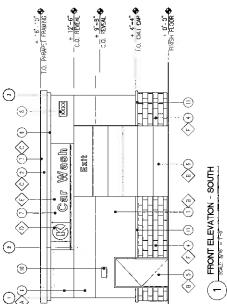
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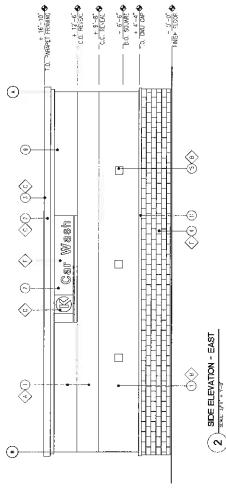
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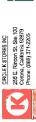
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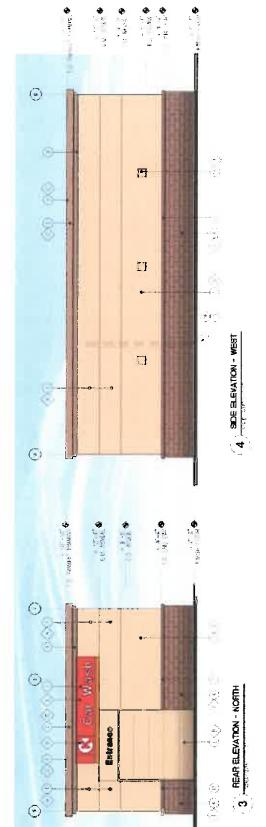








LAND DEVELOPMENT CONSULTANTS, LLC 11811 N. Takum Bivd. Ste.1051 Pitoenix, Arizons 65028 Pitores. (602) 850-8101; Fax. (602) 997-9807



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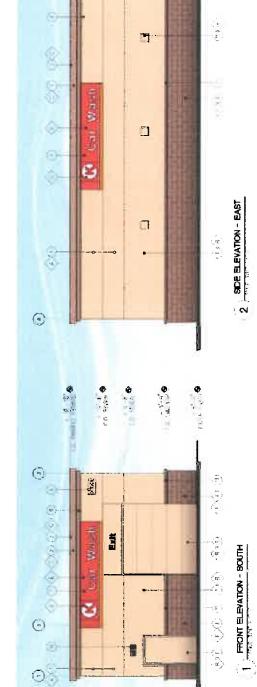
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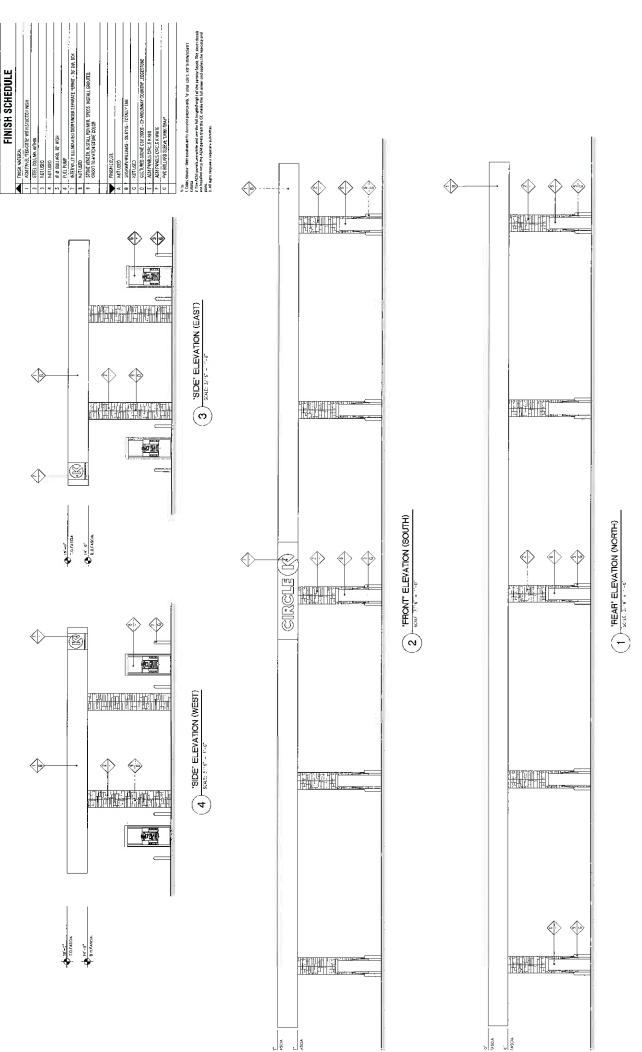
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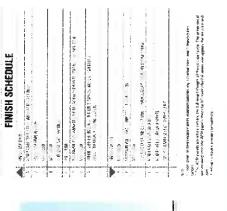
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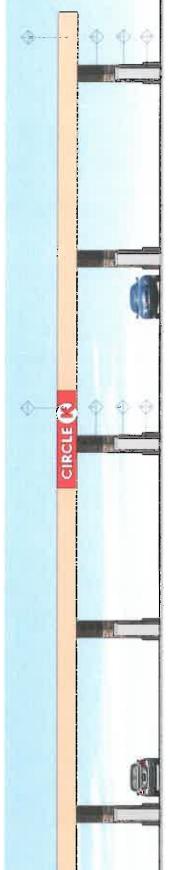
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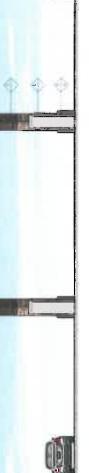
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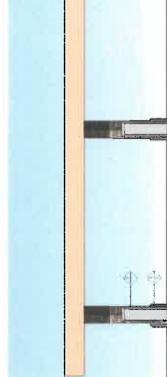
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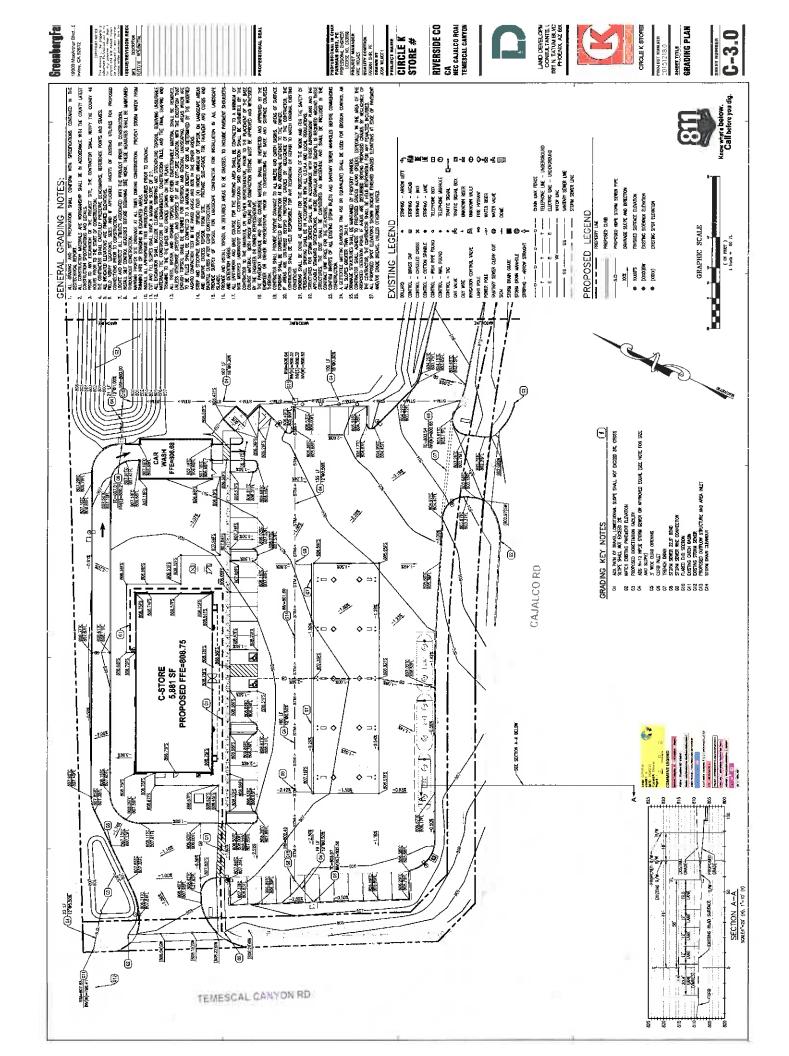


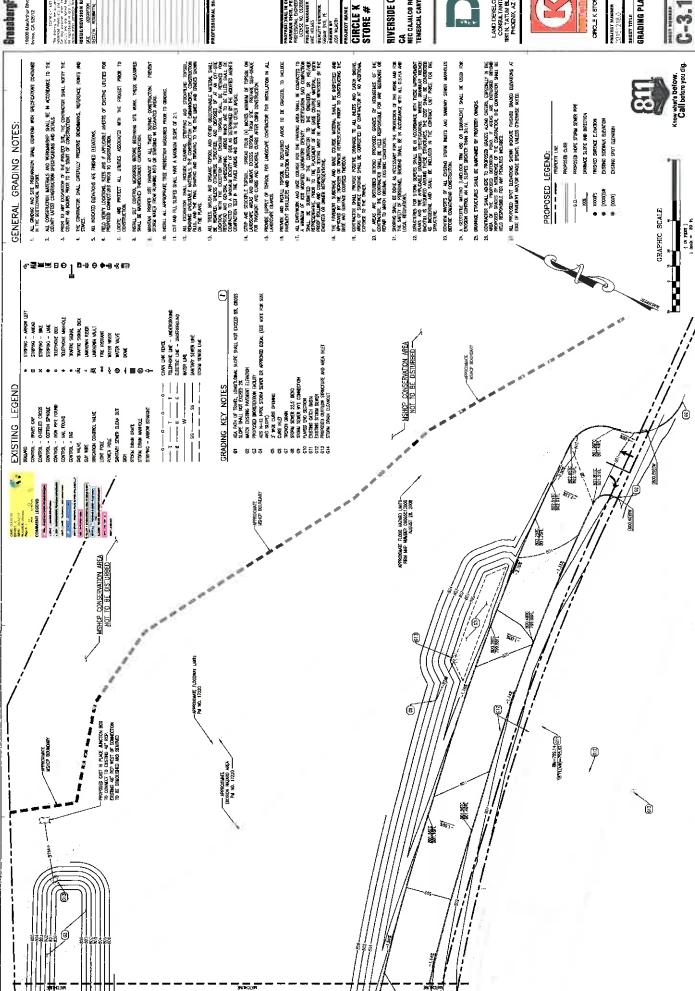










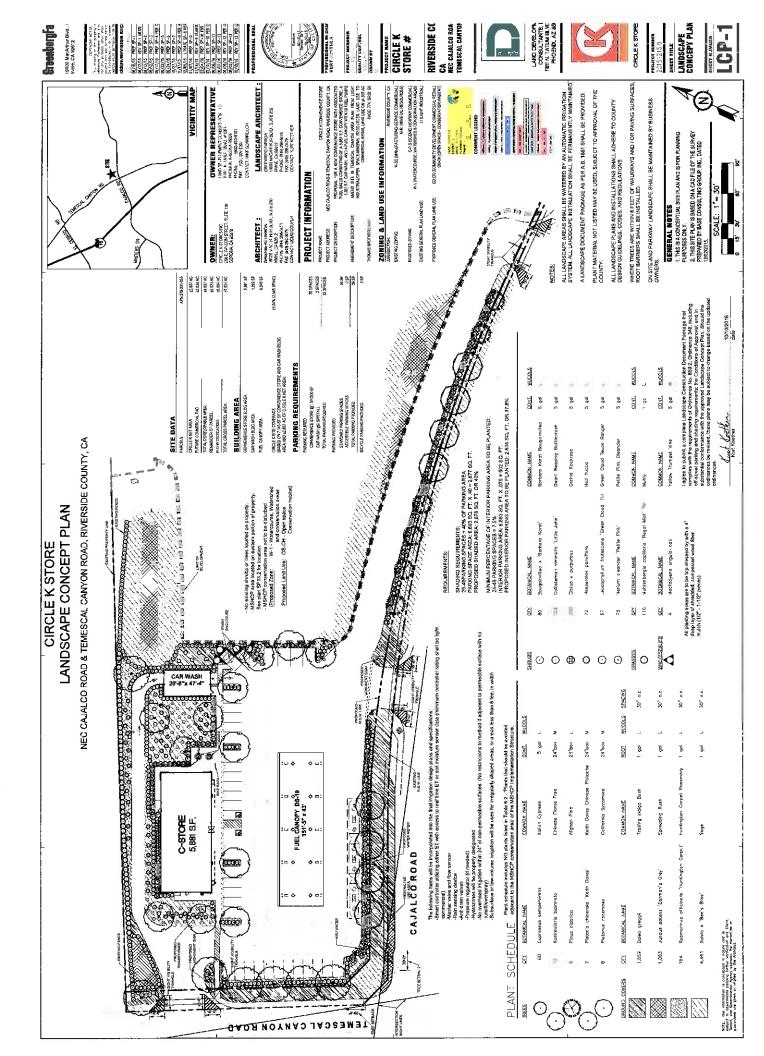


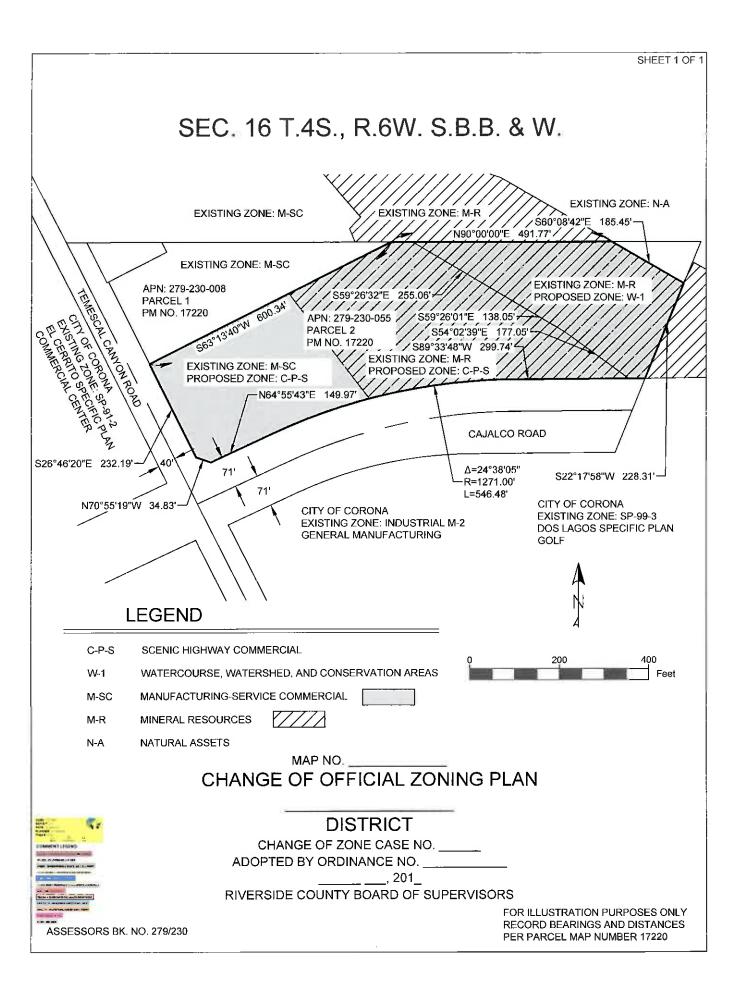
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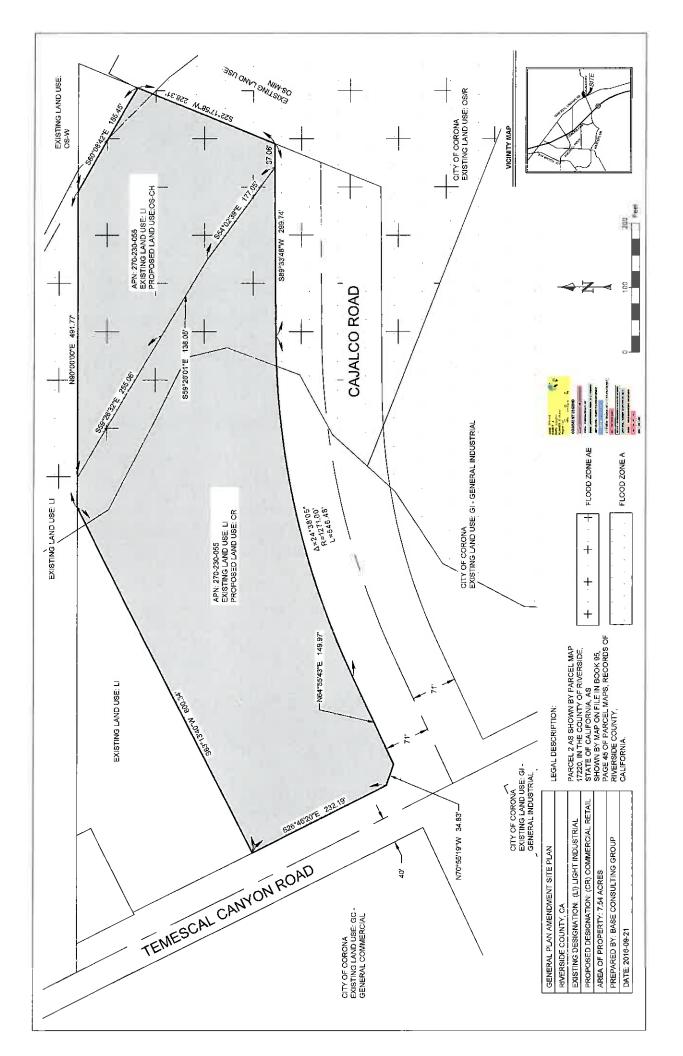
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RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit (CUP) No. 3739, Change of Zone (CZ) No. 7900, General Plan Amendment (GPA) 1165

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.							
PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL ASSESSMENT REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)							
COMPLETED/REVIEWED BY:							
By: <u>Dave Alvarez</u> Title: <u>Project Planner</u>	Date: <u>10/15/2017</u>						
Applicant/Project Sponsor: William Scarbrough	Date Submitted: 2/16/2016						
ADOPTED BY: Board of Supervisors							
Person Verifying Adoption: <u>Dave Alvarez</u>	Date: <u>10/15/2017</u>						
The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:							
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501							
For additional information, please contact Dave Alvarez at 951-955-5719.							
Please charge deposit fee case#: CUP03739 FOR COUNTY CLERK'S USE ONLY							

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42871

Project Case Type (s) and Number(s): GPA01165/CZ07900/CUP03739

Lead Agency Name: County of Riverside

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

Contact Person: Dave Alvarez Telephone Number: (951) 955-5719

Applicant's Name: Land Development Consultants

Applicant's Address: 11811 N. Tatum Blvd, Suite 1051, Phoenix, AZ 85028

I. PROJECT INFORMATION

Project Description: The proposed Project consists of applications for a General Plan Amendment (GPA01165), a Change of Zone (CZ07900), and a Conditional Use Permit (CUP03739). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below:

<u>General Plan Amendment No. 1165:</u> General Plan Amendment No. 1165 (GPA 1165) proposes to amend the current land use designation from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR) and Open Space- Conservation (OS-C).

<u>Change of Zone No. 7900:</u> Change of Zone No. 7900 (CZ 7900) proposes to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to Scenic Highway Commercial (C-P-S) and Watershed and Conservation Area (W-1).

Conditional Use Permit No. 3739: Conditional Use Permit No. 3739 (CUP 3739) proposes an approximately 5,881 square-foot 24-hour convenience store, 1,262 square-foot car wash facility, and a 6,549 square-foot fuel canopy area that will house twenty (20) fuel pumps, which will be enough for 20 vehicles at a time. The project site will be located within 2.9 acres of the total 7.48 acres. 1.98 acres will be left for future commercial development, but will remain undisturbed until a proposed project is submitted. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP).

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

B. Total Project Area:

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: 7.48 Industrial Acres: N/A

Lots: 1 Lots: N/A Sq. Ft. of Bldg. Area: 5,881 Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: 3 Est. No. of Employees: N/A

Other: N/A

C. Assessor's Parcel No(s): 279-231-055

Street References: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South Range 6 West

E. Brief description of the existing environmental setting of the project site and its surroundings:

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The Project site is located within the Temescal Canyon Area Plan of the Riverside County General Plan. The Project site is currently designated for "Light Industrial (LI)" uses by the General Plan and the Temescal Canyon Area Plan, which allows for industrial and related uses such as warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses with a building intensity range of 0.25-0.60 floor-to-area ratio (FAR). The Project proposes to change the site's land use designation to "Commercial Retail" (CD: CR) (0.20-0.35 FAR) and Open Space-Conservation (OS-C) as part of GPA01165. With approval of GPA01165, the Project would be consistent with the site's General Plan land use designation. The Project site is located within the Temescal Wash Policy Area and the Project would comply with the Temescal Wash Policy Area. The Project site is located within the Sphere of Influence of the City of Corona. The Project would be fully consistent with the City of Corona sphere of influence policies and land use designations for the site. The Project site does not fall within a General Plan Policy Overlay Area.
- 2. Circulation: The Project has adequate circulation facilities 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: The proposed Project is located in the Temescal Canyon Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, Subunit 3, located within the Criteria Cell Group "C", Cells #2400 & #2402. With compliance with all Cell Group and Riverside County Environmental Programs requirements, the proposed Project meets all applicable Multipurpose Open Space policies of the General Plan.
- **4. Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
- **5. Noise**: The proposed Project meets all applicable Noise Element policies.
- **6. Housing:** The proposed Project is not proposing any residential homes. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
- 7. Air Quality: The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by RK Engineering Group, Inc. and dated December 17, 2015 determined that the proposed Project would not conflict with the South Coast Qir Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.

- **8. HEALTHY COMMUNITIES:** The project is consistent with the policies of the Healthy Communities Element of the General Plan.
- B. General Plan Area Plan(s): Temescal Canyon
- C. Foundation Component(s): Community Development
- D. Land Use Designation(s): Light Industrial
- E. Overlay(s), if any: None
- F. Policy Area(s), if any: Temescal Wash Policy Area
- G. Adjacent and Surrounding:
 - 1. Area Plan(s): Temescal Canyon
 - 2. Foundation Component(s): Community Development to the north; Open Space to the East; City of Corona to the west and south
 - 3. Land Use Designation(s): Community Development: Light Industrial (CD: LI) and Open Space: Water (OS: W) to the north; Open Space to the east; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona) to the south.
 - 4. Overlay(s), if any: None
 - 5. Policy Area(s), if any: Temescal Wash Policy Area
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: None
 - 2. Specific Plan Planning Area, and Policies, if any: None
- I. Existing Zoning: Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R)
- J. Proposed Zoning, if any: Scenic Highway Commercial (C-P-S) and Watershed and Conservation Areas (W-1)
- K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S) to the north; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona) to the south.

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.						
□ Aesthetics □ Hazards & Hazardous Materials □ Recreation □ Agriculture & Forest Resources □ Hydrology / Water Quality □ Transportation / Traffic □ Air Quality □ Land Use / Planning □ Utilities / Service Systems □ Biological Resources □ Mineral Resources □ Other: □ Cultural Resources □ Noise □ Other: □ Geology / Soils □ Population / Housing □ Mandatory Findings of Significance □ Greenhouse Gas Emissions □ Public Services Significance						
IV. DETERMINATION						
On the basis of this initial evaluation: A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED						
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.						
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.						
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.						
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED						
I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.						

I find that at least one of the conditions described in exist, but I further find that only minor additions or char adequately apply to the project in the changed situenvironmental IMPACT REPORT is required that make the previous EIR adequate for the project as revise. I find that at least one of the following conditions Section 15162, exist and a SUBSEQUENT ENVIRON Substantial changes are proposed in the project which work or negative declaration due to the involvement of new significant with respect to the circumstances under which the previous of the previous EIR or negative declaration environmental effects or a substantial increase in the secon (3) New information of substantial importance, which with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any the following significant effects not discussed in the previous EIR of previously examined will be substantially more severe declaration; (C) Mitigation measures or alternatives previously examined will be substantially more severed declaration; to adopt the mitigation measures of alternatives which are considerably different from the declaration would substantially reduce one or more significant the project proponents decline to adopt the mitigation but the project proponents decline to adopt the mitigation.	nges are necessary to make the previous EIR lation; therefore a SUPPLEMENT TO THE need only contain the information necessary to ed. I described in California Code of Regulations, MENTAL IMPACT REPORT is required: (1) will require major revisions of the previous EIR gnificant environmental effects or a substantial effects; (2) Substantial changes have occurred roject is undertaken which will require major in due to the involvement of new significant verity of previously identified significant effects; was not known and could not have been known previous EIR was certified as complete or the owing:(A) The project will have one or more in negative declaration;(B) Significant effects than shown in the previous EIR or negative iously found not to be feasible would in fact be gnificant effects of the project, but the project or alternatives; or,(D) Mitigation measures or see analyzed in the previous EIR or negative ficant effects of the project on the environment,
Signature	Date
Dave Alvarez, Contract Planner	For Charissa Leach, P.E., Assistant TLMA Director

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) According to General Plan Figure C-9, *Scenic Highways*, the nearest State Eligible Scenic Highway is Interstate-1 (I-15) located approximately 0.5 miles west of the Project site. There is an existing shopping centers along the eastern side of I-15, which is between I-15 and the project site. The proposed Project would not have a substantial impact on I-15. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor; there would be a less than significant impact.
- b) The proposed Project will be located on 2.5 acres of 7.48 acres of undeveloped land. Under existing conditions, the majority of the site is relatively flat and is regularly maintained to prevent overgrowth of vegetation. The proposed Project would not disturb scenic resources.

The proposed Project would not substantially degrade the existing visual character of the site and its surroundings because the proposed Project would be similar in character to an adjacent shopping center to the west of the site.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.				
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				
Source: GIS database, Ord. No. 655 (Regulating Light Pollutio	n)			
Findings of Fact:				
a) Riverside County Ordinance No. 655 identifies portions of adversely affect the Mt. Palomar Observatory. Specifically, Ordinance Inc. 15 miles approximately 49.24 miles northwest of the Mt. Palomar Observatory of Ordinance No. 655. Therefore there are no improved the provisions of Ordinance No. 655.	linance No while Zone servatory. rvatory, an	o. 655 identi "B" compris The Project	fies Zone " es lands lo site is lo	A" as cated cated
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? 				
b) Expose residential property to unacceptable light levels?				
Source: On-site Inspection, Project Application Description				
Findings of Fact:				
a-b) All lighting proposed as part of the Project would be requoutdoor lighting requirements (Ord. No. 915). Ord No. 915 specifically limit lighting impacts on surrounding uses. Additionanticipated would be similar to existing surrounding exterior light would not be any new source of substantial light or glare which views in the area or expose residential property to unacceptable than significant.	which reconally, the ting on resease.	egulates out amount of sidential parc ersely affect	door lighti exterior lig cels. The p day or nigh	ng to ghting roject nttime
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and				
Page 7 of 65		EA	No. 4287	1

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				\boxtimes
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				\boxtimes
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?				

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

Findings of Fact:

a) According to "Map My County," the site is designated as "Urban Built-Up Land" and "Grazing Land" and "Farmland of Local Importance". However, the proposed Project would be located entirely within the area designated as "Urban Built-Up Land." Areas surrounding the Project site are designated as "Urban-Built Land," "Grazing Lands," "Farmland of Local Importance," and "Other Lands." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves. The closest agricultural preserve, Lake Mathews, is located 1.26 miles to the east of the project site.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately 5 miles northeast of the Project site. The proposed Project has no potential to conflict with any Williamson Act Contract lands, therefore no impacts are anticipated.

The proposed zoning classification for the Project site is Scenic Highway Commercial (C-P-S). According to "Map My County," zoning classification surrounding the site include Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S) to the north; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona) to the south. There are no agriculturally zoned properties within 300-feet of the Project site. Therefore, there would be no impact.

d) Implementation of the proposed Project would replace the site's vacant land with a commercial development. The project has no potential to result in any other direct or indirect impacts to Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed Project would not involve changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use, and no impact would occur.

<u>Mitigation:</u> No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring is required.				
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				
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 "Park	s, Forests	and Recreat	ion Areas,	" and
Project Application Materials.				
Project Application Materials. Findings of Fact: a-c) No lands within the Project site are zoned for forest Timberland production. Therefore, the Project would have	no potential	I to conflict v	with forest	land,
Project Application Materials. Findings of Fact: a-c) No lands within the Project site are zoned for forest	no potential ould the Pro n would res	I to conflict viject result in turning the con- ult in the con-	with forest the loss of t	land, forest
Project Application Materials. Findings of Fact: a-c) No lands within the Project site are zoned for forest Timberland production. Therefore, the Project would have timberland, or timberland zoned Timberland Production, nor what are a cause other changes in the existing environment which land to non-forest use. Thus, no impacts would occur and not Mitigation: Monitoring: No monitoring is required. Monitoring: No monitoring is required.	no potential ould the Pro n would res	I to conflict viject result in turning the con- ult in the con-	with forest the loss of t	land, forest
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Project Application Materials. Findings of Fact: a-c) No lands within the Project site are zoned for forest Timberland production. Therefore, the Project would have it timberland, or timberland zoned Timberland Production, nor will land or cause other changes in the existing environment whice land to non-forest use. Thus, no impacts would occur and not it is mittigation: Mitigation: No mitigation is required. Monitoring: No monitoring is 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	no potential ould the Pro n would res	I to conflict viject result in turning the con- ult in the con-	with forest the loss of t version of t	land, forest
Project Application Materials. Findings of Fact: a-c) No lands within the Project site are zoned for forest Timberland production. Therefore, the Project would have it imberland, or timberland zoned Timberland Production, nor what is land or cause other changes in the existing environment whice land to non-forest use. Thus, no impacts would occur and not in Mitigation: No mitigation is required. Monitoring: No monitoring is 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	no potential ould the Pro n would res	I to conflict viject result in turning the con- ult in the con-	with forest the loss of t version of t	land, forest

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?				

<u>Source:</u> Air Quality and Greenhouse Gases Impact Study County of Riverside, California, prepared by RK Engineering Group, Inc., December 17, 2015

Please refer to Section 1.0 (Executive Summary), and Section 2.0 (Regulatory Framework and Background) of the *AQ/GHG Study*, for additional details utilized for the impact analysis below. These Sections are summarized as follows:

- Section 1.0: Executive Summary
 - o 1.1: Purpose of Methods of Analysis
 - o 1.2: Project Summary
 - 1.2.1: Site Location
 - 1.2.2: Project Description
 - 1.2.3: Sensitive Receptors
 - o 1.3: Summary of Analysis Results
- Section 2.0: Regulatory Framework and Background
 - o 2.1: Air Quality Regulatory Setting
 - 2.1.1: National and State
 - 2.1.2: South Coast Air Quality Management District

a) An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by a City, County, or Region classified as a nonattainment area. The main purpose of an AQMP is to bring the area into compliance with Federal and State air quality standards. The California Environmental Quality Act (CEQA) requires that certain proposed projects be analyzed for consistency with the AQMP. For a project to be consistent with the AQMP adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from the Project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection. However, if feasible, mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.

The proposed Project would accommodate the growth that has been projected for the Project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within areas adjacent to the Project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans, in this case, the Riverside County General Plan. Therefore, the emissions associated with the proposed Project are within the amounts already accounted for in the AQMP, and no significant inconsistency with the AQMP would occur. No impacts are anticipated. No mitigation is required.

b) The Project is located in the County of Riverside and is within the South Coast Air Basin (basin). To the west of the basin is the Pacific Ocean. To the north and east of the basin are the San Gabriel, San Bernardino, and San Jacinto mountains, while the southern limit of the basin is the San Diego County line. The basin consists of Orange County, all of Los Angeles County except for the Antelope Valley, the non-desert portion of western San Bernardino County, and the western and Coachella Valley

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portions of Riverside County. The air quality in the basin is impacted by dominant airflows, topography, atmospheric inversions, location, season, and time of day.

Local Climate and Meteorology

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The local dominant wind blows predominantly from the south-southwest with relatively low velocities. The annual average annual wind speed is about 10 mph. Summer wind speeds average slightly higher than winter wind speeds. Low average wind speeds, together with a persistent temperature inversion limit the vertical dispersion of air pollutants throughout the basin.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the project site is located.

The climatological station closest to the project site is a National Weather Service Cooperative weather station located at Corona. Climatological data from the National Weather Service at this station spanning the period 1908-1988 indicate an annual average temperature of 63.25° Fahrenheit, with January the coldest month (mean minimum daily temperatures of 39.7° Fahrenheit) and July, the warmest month of the year (mean daily maximum temperatures of 92.3° Fahrenheit).

The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. The climatological data from the Corona National Weather Service Coop station spanning the period 1908-1988 indicate an annual average precipitation of 12.71 inches. Ninety (90) percent of the annual rainfall occurs during the November to April rain season. The highest monthly average rainfall occurs during February. Year to year patterns in rainfall are unpredictable due to fluctuations in the weather. General meteorological data for the area, as measured at the Corona weather station, are presented in Table 3.

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TABLE 3
Meteorological Summary¹

Month	Тетрета	Temperature (°F)			
IAIOTETI	Average High	Average Low	(inches)		
January	65.3	39.7	2.61		
February	67.7	41.2	2.62		
March	70.5	42.8	2.00		
April	74.9	45.7	0.93		
May	79.3	49.9	0.26		
June	85.5	53.7	0.04		
July	92.3	57.7	0,02		
August	92.2	58.3	0.09		
September	89.1	55.6	0.25		
October	81.6	50.2	0.55		
November	73.5	44.6	1,14		
December	66.8	40.4	2.15		
Innual Average	78.2	48 .3	12.71		

Temperature inversions are another important feature that limits the vertical depth through which pollution can be mixed. During the summer, coastal areas are characterized by a sharp discontinuity between the cool marine air at the surface and the warm, sinking air aloft within the high-pressure cell over the ocean to the west. This marine/subsidence inversion allows for good local mixing, but acts like a giant lid over the Basin. The air remains stagnant, as the average wind speed in downtown Los Angeles becomes less than five mph. A second type of inversion forms on clear winter nights when cold air off the mountains to the south sinks to the valley floor while the air aloft over the valley remains warm. This forms radiation inversions. These inversions, in conjunction with calm winds, trap pollutants such as those from automobile exhaust near their source. They lead to air pollution "hotspots" in heavily developed coastal areas of the basin, but onshore breezes often push the pollutants along canyons into the inland valleys. Summers are often periods of hazy visibility and occasionally unhealthful air, while winter air quality impacts tend to be highly localized and can consist of elevated levels of nitrogen dioxide and fine particulate matter.

Local Air Quality

The local air quality can be evaluated by reviewing relevant air pollution concentrations near the project area. For evaluation purposes, the South Coast Air Quality Management District (SCAQMD) has divided the basin into 36 Source Receptor Areas (SRA) within the basin operating monitoring stations in most of the areas. These SRAs are designated to provide a general representation of the local meteorological, terrain, and air quality conditions within the particular geographical area. The Project is within SRA 22, Norco / Corona. This station monitors PM10 pollutant levels. The Metropolitan Riverside County 1 Station, SRA 23, measures CO, O3, PM2.5, NOx, and SO2. The pollutant levels from SRA 22 and 23 were used to comprise a "background" for the Project location.

Table 4 summarizes 2012 through 2014 published monitoring data, which is the most recent 3-year period available. The data shows that during the past few years, the Project area has exceeded the ozone, PM10, and PM2.5 standards.

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TABLE 4Air Quality Monitoring Summary

Air Pollutant Location	Averaging Time	ltem	2012	2013	2014
Carbon Monoxide	1 Hour	Max 1-Hour sprii			2.0
from Metropolitian		Days - State Standard (20 ppm)	-	-	0
Piverside County 1		Days in National Standard (35 ppm)	-		0
tation & Hour	Mak 8 Hour (april)	1.6	2.0	1.9	
		Days in State Standard (9 pom)	0	0	0
		Ilays in Matic hat Etandard (9 pom)	0	٥	٥
Dzone from	* Hour	Max 1-Hour jopmi	0.126	0.123	0.143
Metropolitian Riverside	{	Ilays 11 State Standard (0.09 pom/	27	13	29
County 1 Station	8 Hour	Mei 8 Hour Jopini	0.102	0.103	0.104
-10		Days 🐬 Scata Standard (0 07 ppm)	70	38	69
		Days - National Standard (C 075 ppm)	47	26	41
Coarse Particles:	24 Hour	Max 24-Houring min	52.0	58.0	65.0
(PW10) from		Dels : State Standard (50 up m5)	1	2	3
Norco/Corona Station	1	Davo - Matidinal Standard (150 ug/m²)	0	Ü	Ö
	Annual	Annual Alexage (ug m²	26.6	28.3	30.9
		Exceeded - State Standard (10 ug/m²)	YES	YES	YES
Fine Particulates	24 Hour	Max 24-Haur (Jarm²)	38.1	60.3	N/A
(PM2.5) from		Dians in liet one Steinberd 35 up m²	7	6	沙克
Metropolitian Riverside	Annual	Annual Averaga (ug m²)	13.51	12.50	11/12
County 1 Station		Exceeded in State Standard (12 up mā)	YES	YES	N/A
*	1	Exceeded - National Standard (15 Ug/m²)	NO	NO	N/A
Nitrogan Dioxida from	* Hour	Max 1-Rour (com)	0.0617	0.0596	0.0599
Metropolitian Riverside	}	Date 14 Insta Itanicard (0.10 ppm)	0	0	0
County 1 Station	Annus	Annual Average (ppm)	0.0155	0.0173	0.0151
•		Exceeded in State Standard (0.030 ppm)	MO	NO	NO
		Esceeded: National Standard (0.053 ppm)	NO	NO	NO
Sulfur Diexide from	1 Hour	Max 1 Hour (ppm)	0.0043	0.0081	0.0056
Metropolitian Riverside County 1 Station	1	Days State Standard (0.04 pgm)	0	0	0
STATELY STREET,		Days - latina Chanderd I 14 ptm	0	0	0

Source: EPA and ARB websites www.epa.gov/air/data.index.html and www.arb.ca.gov/adam/welcome.html μ g/m³ = micrograms per cubic meter

ARB = California Air Resource Board
EPA= Environmental Protection Agency

ppm = part per million

Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. Table 5 lists the attainment status for the criteria pollutants in the Basin.

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TABLE 5
South Coast Air Basin Attainment Status

Pollutant	State Status	National Status
Ozone	Monaștainment	Nonattainment (Extreme)
Calibon monor de	Attainment	Attainment
Nitrogen dioxide (annual)	Attainment	Attainment
Nitrogen dialide (1-hour)	Attainment	Attainment
Sulfur dioxide	Attainment	Attainment
PMto	Nonattainment	Attanment
PMcs	Nonatta i ment	Worlatta onnern
Leati	Attainment	Nonattainment (^p arita)

1 Partial Nonattainment designation – Los Angeles County portion of Basin only. Source: State status from California Air Resources Board. http://www.arb.ca.gov/desig/adm/adm.htm

Modeling Parameters and Assumptions

a- Construction

Emissions were estimated using the California Emissions Estimator Model Version 2013.2.2 (CalEEMod), which was released October 2, 2013. The analysis reflects convenience store with 20 fueling positions. Construction would start in early 2016 and be complete later in 2016. The project is anticipated to be operational by 2016. The project will export approximately 5,560 net cubic yards of soil. Please see the CalEEMod output in Appendix A for details.

TABLE 7

Construction Equipment Assumptions 1

Phase	Equipment	Number	Hours per day	Horsepower	Load Factor	Daily Disturbance Footprint (Arces) ²
	Graders	- (3)	8	174	0.41	
Site Preparation	Tractors/Loaders/Backhoes	11	7	97	0.37	1.5
	Scrapers	1	8	361	0.48	
	Rubber Tired Dozers	1	8	255	0.40	
Grading of main site	Tractors/Loaders Backhoes	2	7	97	0.37	2
¥ 1	Graders	1317	8	174	0.41	
-	Generator Sets	- 11	8	84	0.74	
	Cranes	(4)	8	226	0.29	
Building construction	Forklifts	2	7	89	0.20	i - <i>-</i>
	Tractors/Loaders/Backhoes	0.0%	6	97	0.37	
	Welderd	3	8	46	0.45	
	Cernant and Mortar Minars	441	8	9	0.56	
Pavling of parkling lots	Pavers	1.1	8	125	0,42	
and roads, road	Rollers	_2	8	80	0.38	
striping	Tractions/Loaders/Backhoes	1(0)	8	97	0.37	
	Psyling Equipment	U	8	130	0.36	
Architectural Coating	Air Compressors	140	6	78	0.48	

¹ Source: CalEEMod defaults

Other parameters which are used to estimate construction emissions such as the worker and vendor trips and trip lengths utilize the CalEEMod defaults. The trips assumptions are also available in Appendix A.

² Source: Calculation details for CalEEMod Appendix A

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b- Grading

The quantity of fugitive dust estimated by CalEEMod is based on the number of equipment used during grading. Tractors, graders and dozers would impact 2.0 acres per 8-hour day if all were used simultaneously. Therefore, considering the equipment assumed during grading, there would be a worst-case 2 acres disturbed per day on the site.

SCAQMD Rule 403 requires fugitive dust generating activities follow best available control measures to reduce emissions of fugitive dust. These measures are accounted for in CalEEMod as "mitigation" because the model categorizes the measures as "mitigation," even though they are technically not mitigation.

Other parameters which are used to estimate construction emissions such as worker and vendor trips and trip lengths utilize the CalEEMod defaults. The trip assumptions are also available in Appendix A.

c- Operations

Operational or long-term emissions occur over the life of the Project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, gasoline service station, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project and consist of emissions from visitors' vehicles. Small amounts of emissions would also occur from area sources such as the consumption of natural gas for heating, hearths, from landscaping emissions, and consumer product usage.

The operational emissions were estimated using the California Emissions Estimator Model Version 2013.2.2 (CalEEMod).

d- Motor Vehicle Emissions

Estimates of motor vehicle emissions require information on four parameters: trip generation, mix of vehicles accessing the Project (i.e., car versus type of truck), length of each trip made by each type of vehicle, and emission factor (quantity of emission for each mile traveled or time spent idling by each vehicle). Each of these parameters is discussed below.

Non-Residential Trips

Trip lengths were based on the default values and ratios. Vehicle trip assumptions are shown in Table

TABLE 8

Operational Vehicle Trip Assumptions

Land Use	Trip Length (miles) Non-Residential		Percent of Trip Non-Resider			
	C-C	C-M	C-NW	C-C	C-W	C-NW
Convenience Market with Gas Pumps	16.6	8.4	6.9	0.8	80.2	19.0

¹ CalEEMod default

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The trip generation rates incorporated into CalEEMod are from ITE 9th Edition Manual and are outlined in Table 9. It should be noted that ITE does not provide a Saturday or Sunday daily trip rate for a gas station with a convenience store and car wash, therefore the weekday daily rate was utilized.

TABLE 9
Trip Generation Rates¹

Landille	Ounneitre	Units	Trip Generation Rate (trips/unit/day)			
Land Use	Quantity	Chits	Weekday	Saturday ²	Sunday ²	
Convenience Market with Gas Pumps	20	Pumps	152.84	152.84	152.84	

¹ ITE Trip Generation, 9th Edition

The vehicle mix in the CalEEMod model is based on default values and is shown in Table 10.

TABLE 10

Vehicle Mix for Trips¹

Vehicle Class	Vehicle Mix (%)
Light Duty Automobile (LDA)	51,43%
Light Duty Truck (LCIT)	6.03%
Light Duty Truck (LDT2)	18.01%
Medium Duty Truck (MDV)	13.95%
Light Heavy Truck (URD1)	4.20%
Light Heavy Truck (LHD2)	0.55%
Medium Heavy Truck (MHD)	1.58%
Heavy Heavy Trück (HHD)	2,99%
Other Bud (OBUS)	O. 1996
Ursan Bus (UBUS)	0.25%
Motorcycle (MCY)	0.43%
School Bus (SBUS)	0.06%
Mator Hame (MH)	0.21%
Total	190,94:

¹ CalEEMod Defaults

Emission Factors

The emission factors (from EMFAC2011) required to estimate the mobile source emissions are embedded in the CalEEMod emissions model.

e- Other Emissions

Natural Gas. Natural gas emissions refer to the emissions that occur when natural gas is combusted on the project site for heating water, space heating, stoves, or other uses. Criteria air pollutant and greenhouse gas emissions were estimated using CalEEMod defaults.

² ITE does not provide daily trip rates for Saturday and Sunday. Weekday trips rates are used.

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Indirect Electricity. Indirect electricity refers to the greenhouse gas emissions generated by offsite power plants to supply the electricity required for the project. The CalEEMod defaults for energy intensity were used.

Water Transport. There would be greenhouse gas emissions generated from the electricity required to supply and treat the water to be used on the project site. The CalEEMod defaults for water use were used.

f- Localized Construction Analysis Modeling Parameters

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

- 1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- 2) The maximum number of acres disturbed on the peak day.
- 3) Any emission control devices added onto off-road equipment.
- 4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. Nearby existing sensitive receptors in the project vicinity include existing residential units approximately 450 meters to the south. To demonstrate a conservative approach, 200 meters to the nearest sensitive receptor was used for the lookup tables.

g- Localized Operational Analysis Modeling Parameters

For operational emissions, the screening tables for a disturbance area of 2 acres and a distance of 200 meters were utilized to determine significance. The tables were compared to the project's operational emissions.

h- Regional Significance Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the Basin:

- 75 pounds per day (lbs/day) of ROC
- 100 lbs/day of NOx
- 550 lbs/day of CO
- 150 lbs/day of PM10

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 55 lbs/day of PM2.5
- 150 lbs/day of SO2

Projects in the basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

i- Regional Significance Thresholds for Operational Emissions

The daily operational emissions significance thresholds for the basin are as follows:

- 55 pounds per day (lbs/day) of ROC
- 55 lbs/day of NOx
- 550 lbs/day of CO
- 150 lbs/day of PM10
- 55 lbs/day of PM2.5
- 150 lbs/day of SO2

j- Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

k- Thresholds for Localized Significance

LSTs represent the maximum emissions from a project site that is not expected to result in an exceedance of the national or state AAQS shown in Table 4. LSTs are based on the ambient concentrations of that pollutant within the project source receptor area (SRA) and the distance to the nearest sensitive receptor. For this project, the appropriate SRA for the LST is the Corona area.

In the case of CO and NO2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM10 and PM2.5, both of which are non-attainment pollutants. For these two, the significance criteria are the pollutant concentration thresholds presented in SCAQMD Rules 403. The Rule 403 threshold of 10.4 micrograms per cubic meter applies to construction emissions (and may apply to operational emissions at aggregate handling facilities).

Construction LSTs are assessed with the SCAQMD screening thresholds. Construction thresholds for a 2-acre site in the Corona SRA (SRA 22) at 200 meters were utilized:

Potentially	Less than	Less	No
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- 378 lbs/day of NOX
- 5,183 lbs/day of CO
- 81 lbs/day of PM10
- 25 lbs/day of PM2.5

Operational LSTs are assessed with the SCAQMD screening thresholds. Operational thresholds for a 2-acre site in the Corona SRA (SRA 22) at 200 meters were utilized:

- 378 lbs/day of NOX
- 5,183 lbs/day of CO
- 20 lbs/day of PM10
- 6 lbs/day of PM2.5

Regional Air Quality Emission Impact

a- Regional Construction Emissions

CalEEMod was used to estimate onsite and offsite construction emissions and the results are shown in Table 11. The construction emissions incorporate Rule 403. The project's construction emissions will be below the SCAQMD thresholds of significance for regional construction emissions. Therefore, the project will have a less than significant impact.

TABLE 11
Regional Significance - Construction Emissions

Activity	VOC	NO,	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	5.17	69,95	46,05	0.13	4,44	2.58
Grading	2.89	30.00	20,28	0.02	2.17	1.77
Building Construction	3.73	24.83	17,18:	0.03	1.68	1.57
Paving	1,84	18.01	13.12	0.02	1.27	1.08
Architectural Coating	6.72	2.38	1.95	0.00	0.21	0.20
Maximum ^T	8.56	99 95	46.05	0.13	4.44	2.58
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	Mo	No

¹ Construction activities are not expected to overlap except during paving and painting; therefore, the maximum emissions represent the largest of each activity alone except for painting and paving which are combined.

b- Localized Construction Emissions

Table 12 illustrates the construction related LSTs for the project area. The emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Therefore, the Project will not result in significant localized construction emissions.

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TABLE 12
Construction Localized Significance

LST Pollutants ¹	CO (lbs/day)	NOx (liss/day)	PM ₁₀ (lbs/day)	PM _{2.5}
On-site Emissions	46.05	69,95	4,44	2.58
SCACIMD Construction Threshold ²	5,183	378	81	25
Exceeds Threshold (?)	No	No	No	No

¹ Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Tables C-1 through C-6 for a disturbance area of 2 acres and at a receptor distance of 200 meters. 2 Reference: Source Receptor Area 22 Thresholds.

Fugitive Dust

Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, the equipment being operated, local soils, and weather conditions at the time of construction.

The proposed project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. Table 11 illustrates total construction emissions, i.e., fugitive-dust emissions and construction equipment exhausts that have incorporated a number of feasible control measures that can be reasonably implemented to significantly reduce PM10 emissions from construction. Table 11 illustrates that for all construction phases, the daily total construction emissions with standard control measures would be below the daily thresholds established by the SCAQMD. Therefore, the project would cause less than significant Fugitive Dust emissions.

Odors

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The project is required to comply with Rule 402 during construction. No other sources of objectionable odors have been identified for the proposed Project. Therefore, the Project will not result in significant Odors.

Naturally Occurring Asbestos

The proposed Project is located in Riverside County which is not among the counties that are found to have serpentine and ultramafic rock in their soils. Therefore, the potential risk for naturally occurring asbestos (NOA) during project construction is small and less than significant.

Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy- duty construction equipment and the short-term construction schedule, the proposed project would not result

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in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Operational Air Quality Emissions Impact

a- Regional Operational Emissions

Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the parking area. Based on trip generation factors, long-term operational emissions associated with the proposed Project, calculated with the CalEEMod model, are shown in Table 13. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating.

Table 13 shows the operational emissions as a result of the project. The emissions are below the SCAQMD daily emission thresholds. Therefore, the project will not result in significant regional operational emissions.

TABLE 13
Regional Significance - Operational Emissions (fbs/day)

Activity	VOC	NO _x	co	502	PAA ₁₀	PM _{2.3}
Airea Solunces	0.29	0.00	0.00	0.00	0.00	0.00
Energy Sources	0.00	0.01	0.01	0.00	0.00	0.00
Mobile Sources	8.22	9.65	47.69	0,06	3.97	1.13
otal: Area Sources + Energy + Mobile	8.51	9.66	47.70	0.06	3.97	1.13
SCAONIO Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

b- Localized Operational Emissions

Table 14 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 14 include all on-site project-related stationary sources and 5% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 14 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 200 meters. Therefore, the Project will not result in significant Localized Operational emissions.

Less than Significant with Mitigation Incorporated Less Than Significant Impact

No Impact

TABLE 14 Localized Significance - Operational Emissions

	CO	NOx	PM10	PM _{2.5}
LST Pollutants	(los day)	(lbs/day)	(lbs/day)	(lbs/day
On-site Emissions ²	2.40	0.49	0.2	0.06
SCAQIMD Operation Threshold	5,183	378	20	6
Exceeds Threshold (?)	No	No	No	Mo

1 Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Table C-1 through C-6 for a disturbance area of 2 acres and at a receptor distance of 200 meters.

CO Hot Spot Emissions

The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The project will not require additional mitigation measures as the project's emissions are below the SCAQMD's significance thresholds. Therefore impacts are considered less than significant.

- c) "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). As shown in the analysis in response to 3.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not 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). Impacts are less than significant.
- d) The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. Nearby existing sensitive receptors in the project vicinity include existing residential units approximately 450 meters to the south. To demonstrate a conservative approach, 200 meters to the nearest sensitive receptor was used for the lookup tables.

² Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 5% of mobile emissions will occur on the project site.

³ Reference: Source Receptor Area 22 Thresholds.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
As shown in the analysis in response to 6.b, above, local operational impacts are less than significant. Therefore, implenot expose sensitive receptors which are located within 1 mile point source emissions. Impacts are considered less than significant.	ementation of the Proj	of the propo	osed Projec	ct will
e) A fueling station is not considered a sensitive receptor. Sens or other types of population groups that are more sensitive texposure. Sensitive population groups include children, the elethose with cardio-respiratory diseases. Therefore, this issue is considered less than significant.	o air pollut derly, the a	tion than oth cutely and ch	ers due to ronically ill	their I, and
f) Heavy-duty equipment in the Project area during construction to comply with Rule 402 during construction. Rule 402 require source whatsoever such quantities of air contaminants or other nuisance, or annoyance to any considerable number of persons comfort, repose, health or safety of any such persons or the p tendency to cause, injury or damage to business or property. I have been identified for the construction phase of the proposed objectionable odors during construction, these are of sho construction phase of development is completed.	es that a per material was or to the public, or who No other so d Project.	erson not dise hich cause in public, or whith hich cause, of purces of obje While the Pro	charge from njury, detri ch endange r have a na ectionable o pject may c	n any ment, er the atural odors create
Standard building design filters and exhaust systems will be reand would be expected to suppress any potentially object objectionable odors have been identified for the operations phabove, the Project is required to comply with Rule 402. Odors are not expected to meet the criteria of being a nuisance. Ther significant.	ionable oc ase of the from the fu	lors. No of proposed Pro ueling station	ther source oject. As s and opera	es of stated ations
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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?				
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?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				

<u>Source</u>: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), MSHCP Consistency Analysis/Habitat Assessment Including Burrowing Owl & Narrow Endemic Plant Species prepared by Archon Consulting Co. Revised April 2016; Joint Project Review No. 16-03-17-01 dated June 2, 2016

Findings of Fact:

a) The project site (APN 279-231-055) is located within the Western Riverside County Multiple Species Habitat Conservation Plan. The project site is within Criteria Cells 2400 and 2402 within Cell Group C of the Temescal Canyon Area Plan and is therefore subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. A HANS application (HANS 2272) was submitted to the County of Riverside on October 19, 2015 and it was determined that the MSHCP criteria describes conservation in the eastern portion of the project site along Temescal Wash. The project has completed the Joint Project Review (JPR) process (JPR No. 16-03-17-01 dated June 2, 2016). The County of Riverside has conditioned the project to convey the 2.15-acre MSHCP conservation area to the Western Riverside Regional Conservation Authority (RCA) prior to grading permit issuance.

In addition to the HANS process, the project is required to be consistent with Section 6.0 of the MSHCP. A summary of the consistency analysis is provided herein.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

The western portion of the project site contains Temescal Creeek Wash, which meets the riparian habitat criteria. The County of Riverside has conditioned the project to convey the 2.15-acre MSHCP conservation area to the Western Riverside Regional Conservation Authority (RCA) prior to grading permit issuance.

According to the habitat assessment completed by Archon Consulting, the riparian habitat associated with Temescal Wash on the project site contains habitat with a low likelihood to support western yellow billed cuckoo and a very high to moderate likelihood of supporting southwestern willow flycatcher. Temescal Wash is known to support least Bell's vireo. The riparian habitat on the project site has a very

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

high likelihood to be used by vireo for foraging nesting and migration. The project will avoid any impacts to the riparian/riverine habitats that support vireo flycatcher and cuckoo; therefore, focused surveys for these sensitive riparian-associates bird species were not conducted. A pre-construction survey for nesting birds is required to be performed if construction is scheduled to occur during the bird breeding season. If bird nests are found, disturbance buffers will be utilized. The County of Riverside has conditioned the project for a pre-construction nesting bird survey prior to grading permit issuance.

According to the habitat assessment, no criteria are present onsite for the formation of vernal pools or depressions capable of retaining water for enough time to provide habitat for a complete fairy shrimp life cycle. The soils are too well drained to allow for presence of any fairy shrimp species and no instances of ponding (cracked mud, hardpan soil strata, hydrophytic vegetation) were observed. The project site does not contain suitable habitat for Riverside fairy shrimp Santa Rosa Plateau fairy shrimp or Vernal Pool fairy shrimp. The project is consistent with section 6.1.2 of the MSHCP.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for San Diego ambrosia, Brand's phacelia, and San Miguel savory. A habitat assessment and biological resources survey of the site was conduction by Archon Consulting on December 16, 2015. The habitat assessment concluded that there were suitable soils and habitat conditions on the project site for Brand's phacelia and San Diego ambrosia; therefore, focused surveys were conducted for these two species on April 11 and 18, 2016. Due to a lack of suitable soils insufficient slope aspect and isolation Archon Consulting concluded that the project site does not support conditions for San Miguel savory; therefore, focused surveys for this species were not conducted. The focused surveys for Brand's phacelia and San Diego ambrosia were conducted during these plants blooming periods and reference populations were checked to confirm either blooming or that plants were evident and identifiable. Archon Consulting determined that Brand's phacelia and San Diego ambrosia were not present on the project site. In addition, the project avoids the potentially suitable riparian/riverine habitats of these species on the project site. The project is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

Future and existing Conservation Areas are located within and near the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the project is required to adhere to the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area. The project has been conditioned by the County of Riverside to comply with the Urban/Wildlands Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is not located within a Criteria Area Species Survey Area (CASSA) therefore no focused surveys were conducted for CASSA. The project is located in an Additional Survey Needs and Procedures Area for burrowing owl. Because the ground squirrel burrows onsite were collapsed and the riprap rock cavities were not of suitable size to support burrowing owls ARCHON determined that no suitable burrowing owl habitat occurred onsite therefore no focused surveys for burrowing owl were conducted. RCA requested and the County has agreed that the project conditions of approval will include the completion of a 30-day pre-construction survey for burrowing owl. The County of Riverside has conditioned the project prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. The project is consistent with Section 6.3.2 of the MSHCP.

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

The project is located within the Western Riverside County MSHCP Fee Area pursuant to County Ordinance 810 and shall pay the required mitigation fee. Payment of the mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP are intended to provide full mitigation under CEQA. Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with adherence to Riverside County conditions of approval.

- b) As discussed in part a) herein, the riparian habitat associated with Temescal Wash on the project site contains habitat with a low likelihood to support western yellow billed cuckoo and a very high to moderate likelihood of supporting southwestern willow flycatcher. Temescal Wash is known to support least Bell's vireo. The riparian habitat on the project site has a very high likelihood to be used by vireo for foraging nesting and migration. The project will avoid any impacts to the riparian/riverine habitats that support vireo flycatcher and cuckoo; therefore, focused surveys for these sensitive riparian-associates bird species were not conducted. A pre-construction survey for nesting birds is required to Pojoaque, New Mexicobe performed if construction is scheduled to occur during the bird breeding season. If bird nests are found, disturbance buffers will be utilized. The County of Riverside has conditioned the project for a pre-construction nesting bird survey prior to grading permit issuance. Impacts to threatened endangered or threatened species will be less than significant with adherence to Riverside County conditions of approval.
- c) As discussed in part a) herein, the proposed project design will avoid the on-site riparian/riverine habitat that could support sensitive species. The County of Riverside has conditioned the project prior to grading permit issuance for a 30-day pre-construction burrowing owl survey and for a pre-construction nesting bird survey. Impacts to species identified as a candidate, sensitive, or special status will be less than significant with adherence to Riverside County conditions of approval.
- d) The project site contains a portion of Temescal Creek Wash which is a wildlife corridor. However, the project is avoiding impacts to Temescal Wash. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, the County of Riverside has conditioned the project prior to grading permit issuance for a pre-construction nesting bird survey. Impacts will be less than significant with adherence to Riverside County conditions of approval.
- e-f) The project site contains a portion of Temescal Creek Wash which is riparian habitat. The portion of Temescal Creek wash and flood plain that is found on the project site is considered jurisdictional water under the Federal Emergency Management Agency (FEMA) and U.S. Army Corp of Engineers (USACE) designations. The project design is avoiding all impacts to Temescal Creek Wash. Therefore, the project will not result in any impacts to riparian habitat or other sensitive natural communities or federally protected wetlands. According to the habitat assessment completed by Archon Consulting, the project site does not contain vernal pool habitat. As mentioned in part a) herein, the County of Riverside has conditioned the project to convey the 2.15-acre MSHCP conservation area to the Western Riverside Regional Conservation Authority (RCA) prior to grading permit issuance. Impacts will be less than significant with adherence to County of Riverside conditions of approval.
- g) The project will not impact oak trees; therefore, the project is not subject to any requirements under the County's Oak Tree Management Guidelines. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
CULTURAL RESOURCES Would the project				
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?				
Source: On-site Inspection, Project Application Materials Findings of Fact:	at alta In a		i4 204	
	ect site. In re	esult, the pro	ject will not	alter
Findings of Fact: a-b) No historic sites or structures exist within or near the project destroy any historic site and no impact will occur. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 9. Archaeological Resources	ect site. In re	esult, the pro	ject will not	alter
Findings of Fact: a-b) No historic sites or structures exist within or near the project destroy any historic site and no impact will occur. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 9. Archaeological Resources a) Alter or destroy an archaeological site. b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	ect site. In re	esult, the pro		alter
Findings of Fact: a-b) No historic sites or structures exist within or near the project of destroy any historic site and no impact will occur. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 9. Archaeological Resources a) Alter or destroy an archaeological site. b) Cause a substantial adverse change in the	ect site. In re	esult, the pro	\boxtimes	alter
Findings of Fact: a-b) No historic sites or structures exist within or near the project of destroy any historic site and no impact will occur. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 9. Archaeological Resources a) Alter or destroy an archaeological site. 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	ect site. In re	esult, the pro		alter

Source: Project Application Materials

Findings of Fact:

a-c) The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
recogn proced	and Public Resource Code (PRC) 5097.98. In an ition of any human remains in any location other dures shall be followed: a). There shall be no further excavation or disturbated suspected to overlie adjacent human remains untition. A County Official is contacted. ii). The County Coroner is contacted to death is required, and if the Coroner determiil). The Coroner shall contact the Native Amb). The Commission shall identify the person of descended from the deceased Native American. c). The Most Likely Descendent (MLD) may make person responsible for the excavation work, for associated grave goods as provided in PRC 5097. d). Under the following conditions, the landowner the Native American hum remains and associated subject to further disturbance: i). The Commission is unable to identified fails to make a recommendation; of a landowner of his authorized representative rejection.	er than a dedicatince of the site of the site of the site of the termine that no mines the remainerican Heritage or persons it beste e recommendate the treatment 198. For his authorized grave goods on the site of the treatment 198 or his authorized grave goods on the site of the treatment 198. For his authorized grave goods on the site of the treatment 198 or his authorized grave goods on the site of the treatment 198 or his authorized grave goods on the site of the treatment 198 or his authorized grave goods on the site of the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave goods on the treatment 198 or his authorized grave grave goods on the treatment 198 or his authorized grave g	investigation investigation investigation in are Native Commission lieves to be ions to the last of human reduced representation the property the MLD factorial investion in the property in a commission in the property in the matter investion in the property in the matter investion in the property in the matter investigation in the matte	ry, the followarea reason of the cause American: within 24 hours andowner commains and ative shall regarded to mail.	nably use of nours. likely or the d any ebury on not uke a
- urther assess	rmore, if during ground disturbance activities, cult sed by previous archaeological reports and/or en t approval, the following procedures shall be followe	vironmental ass			
	All ground disturbance activities within 100 feet halted until a meeting is convened between the de American tribal representative (or other appropriate Planning Director to discuss the significance of the	veloper, the pro e ethic/cultural g	ject archaeol	logist, the N	lative
	At the meeting, the significance of the discoveries the Native American tribal (or other appropriate archaeologist, a decision is made, with the concappropriate mitigation (documentation, recovery, a	ethnic/cultural gr currence of the	roup represe Planning Dir	entative) an rector, as t	d the o the
3.	Further ground disturbance shall not resume within has been reached by all parties as to the appropria				
	bove is considered a standard Condition of Ap ANNING.37), and as pursuant to CEQA, is not con				
10.PLA	are considered less than significant.				
10.PLA regard	are considered less than significant. ion: No mitigation measures are required.				

10.

Paleontological Resources

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

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact:

- a) According to the General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any future mitigation for paleontological resources. However, should fossil remains be encountered during site development:
- 1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection. Where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
- 8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where the fossils will be placed, and will provide confirmation paid to the institution.	n to the Count	y that such fo	unding has	been
Condition of Approval 10.PLANNING.35, is a standard Condi mitigation under CEQA. The project will have a less than sig			nsidered u	nique
Mitigation: No mitigation measures are required.	,			
Monitoring: No monitoring measures are required.				
GEOLOGY AND SOILS Would the project: 11. Alquist-Priolo Earthquake Fault Zone or Count	v			
Fault Hazard Zones			\boxtimes	LJ
 a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death? 				
b) Be subject to rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	e 🗀			
Source: Riverside County General Plan Figure S-2 "Earth and County Geologic Report No. 2480, prepared by Moore 2, 2015.	•	-	•	
Findings of Fact:				
a-b) According to the project specific Geologic Report (GEO Alquist-Priolo Earthquake Fault Zone and the potential for f low. The closest active or potentially active fault is the active Elsinore Fault Zone and is located approximately 2 miles because there are no active faults on the site, the poten considered very low and no direct seismically-induced rupture	ault rupture of e Glen Ivy No southwest of atial for active	n the site is rth Fault whi the project fault ruptur	estimated ch is part o site. How	to be of the rever,
Additionally, through mandatory compliance with Section 1 (CBC), structures proposed to be constructed on the site wo the effects of seismic ground motions. Thus, impacts would be required.	ould be design	ed and cons	structed to	resist
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
Liquefaction Potential Zone a) Be subject to seismic-related ground failure	 ,			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Figure S-3 "General Report No. 2480, prepared by Moore Twining Associates, Inc.				ologic
Findings of Fact: Seismically-induced liquefaction occurs whor silt causes poor-water pressures to increase to levels where temporarily behaves as a viscous fluid. Liquefaction can dissettlement and tilting of engineered structures, flotation of ground surface. Typically, liquefaction occurs in areas where feet of the ground surface. According to the Project Geologist of to occur is considered low. However, the analysis indicate encountered from depths of about 20 to 25 feet BSG in boring The seismic settlements are estimated to be about 1 inch to study's analysis and findings, there would be a less than significant to the study's analysis and findings, there would be a less than significant to the study's analysis and findings, there would be a less than significant to the study's analysis and findings, there would be a less than significant to the study's analysis and findings, there would be a less than significant to the study's analysis and significant to the study t	grain-to-gra ause settler buoyant stru groundwate (GEO02480) ted a medii B-1, is subje tal and ½ in	in contact is nent of the actures, and ir lies within the potential immediate to dry seitch differential	lost and maground sur fissuring of the upper sal for liquefa silty sand is smic settler	aterial rface, of the 50 +/- action layer, ment.
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
13. Ground-shaking Zonea) Be subject to strong seismic ground shaking?				
Source: Riverside County General Plan Figure S-4 "Earl Figures S-13 through S-21 (showing General Ground Shaking 2480, prepared by Moore Twining Associates, Inc., dated Dec	g Risk); and	County Geo		
Findings of Fact: According to the Project Geologist (GEO02 to very severe seismic ground shaking. A Maximum Consider ground acceleration adjusted for site effects of 0.845g was a Motion Parameter Calculator provided by the United States Geould be susceptible to a maximum magnitude of 6.8.	ered Earthqu letermined f	iake (geome or the site u	etric mean) sing the Gr	peak ound
With mandatory compliance with Section 1613 of the 2013 Compliance within the site would be designed and constructed to resist Accordingly, ground shaking impacts would be less than significant.	the effects	of seismic	ground mo	
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
14. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?		Ц		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Source</u> : On-site Inspection, Riverside County General Plan Slope"; and County Geologic Report No. 2480, prepared by December 2, 2015.	-	-	•	-
Findings of Fact: The entire site is relatively flat and no significant slope is the western edge of the Temescal Wash lo proposed development does not include grading of any significant to impact the site is considered low and landslide has Therefore, there would be a less than significant impact.	cated about cant slopes.	280 feet eas Thus, the po	t of the site otential for s	. The slope
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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: Riverside County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer Geologic Report No. 2480, prepared by Moore Twining Associated County General Plan Figure S-7 "Documer General P			•	-
Findings of Fact: According to Figure 2-6: Documented Sub Natural Hazard Mapping, Analysis, and Mitigation: a Technic Safety Element of the New Riverside County 2000 General Fearth Consultants International, the site is mapped in an area area of documented subsidence. The aforementioned report documented in three areas: 1) the Elsinore Trough, including T Valley from Hemet to Moreno Valley, and the southern Coack known subsidence has been documented in the Corona area. in an area of documented subsidence, differential settlem considered a concern. Therefore, there would be a less than settlem.	cal Backgrou Plan, dated /a a susceptible indicates that emecula and hella Valley Accordingly, ent due to	und Report ir August 1, 20 e to subsidence at subsidence d Murrieta, 2) (Indio to the , since the sit regional sul	n Support of 00, prepare ice but not e has only the San Ja Salton Sea e is not ma	of the ed by in an been cinto). No pped
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				
<u>Source</u> : On-site Inspection, Project Application Materials; prepared by Moore Twining Associates, Inc., dated December	•	Geologic R	eport No. 2	2480,
Findings of Fact: The Project site is more than 25 miles from close proximity to any enclosed bodies of water. Additionally vicinity. As such, the Project site would not be subject to inund	y, there are	no volcanoe	s in the Pr	oject

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
not be affected by volcanoes. The Project site is located Matthews and is located within the Lake Matthews Dam Inun located within FEMA Flood Zone X, which is defined as an are site is not within a 100-Year Flood Zone. Due to the relative surrounding areas, there is no potential for the Project site to Project site would not be affected by any other geologic hazar the appropriate topic heading. Accordingly, impacts would be would be required.	dation Zone a of low floo y flat topogo be impacte ds beyond w	. However, t ding. Additio raphy of the ed by mudflo vhat is discu	he project sonally, the post project site own hazards seed here to	site is roject e and . The under
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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: Riv. Co. 800-Scale Slope Maps, Project Application No. 2480, prepared by Moore Twining Associates, Inc., dated Findings of Fact: a-b) Under existing conditions, the entire site is relatively flat a nearest significant slope is the western edge of the Temesc east of the site. The proposed development does not include gwould be no impact to slopes.	December 2 nd no signifi al Wash loc	cant slopes ated approx	are present imately 280	The feet
c) Under existing conditions, the Project site comprises under require wastewater treatment. Thus, implementation of the prothat affects or negates any active subsurface sewage disposal Mitigation: No mitigation is required.	posed Proje	ct would not	result in gra	ading
Monitoring: No monitoring is required.				
18. Soils a) Result in substantial soil erosion or the loss of topsoil?			\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?				
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
where sewers are not available for the disposal of waste water?				

<u>Source</u>: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; and County Geologic Report No. 2480, prepared by Moore Twining Associates, Inc., dated December 2, 2015.

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Pursuant to requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed Project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

- b) According to the Project Geologist (GEO02480), laboratory tests of on-site soil samples indicate the expansion potential of surface soils across the site is generally very low, with an expansion index value of 0. Therefore, special procedures to address expansive soils concerns are not anticipated for the project. There would be no impact.
- c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation:	No mitigation is required.	
Monitoring:	No monitoring is required.	

19.	Erosion		1 F	\square

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			\boxtimes	
Source: U.S.D.A. Soil Conservation Service Soil Surveys				
Findings of Fact:				
associated with the project would temporarily expose underly increase erosion susceptibility while the soils are exposed. Ex during rainfall events or high winds due to the removal of stab erodible materials to wind and water. Erosion by water would after grading and before the Project's structure foundations are occur. Erosion by wind would be highest during periods of high Pursuant to the requirements of the State Water Resources	posed soils ilizing vege be greatest established wind spee	would be so tation and ex during the foll and paving ds when soil	ubject to er xposure of irst rainy se and landsc ls are expo	osion these eason aping sed.
required to obtain a National Pollutant Discharge Elimination S activities. The NPDES permit is required for all projects that clearing, grading, and/or excavation that disturb at least one activities and other construction activities involving soil expose Chapter 15.12 of the Uniform Building Code, which established dust and erosion during construction, would apply to the Project 15.12, the Project Applicant would be required to prepare an acconstruction fencing, sand bags, and other erosion-control feather construction phase to reduce the site's potential for soil erosion the reduction of particulate matter in the air also would a Mandatory compliance with the Project's NPDES permit and ensure that erosion impacts during construction activities would required.	system (NP include contre of total laure or the s, in part, rest. As part of the state where state with the sign or the lapply, pursued these reg	DES) permit netruction act and area. Adtransport of equirements the requirer of plan that ould be impose of topsouant to SCA gulatory requirements.	t for constructivities, sudditionally, of earth mater for the continents of Chart would additionable Requirements of CMD Rule cuirements of the continents o	uction ch as luring erials, trol of eapter dress luring nents 403. vould
Following construction, erosion on the Project site would be meaniful construction would be landscaped or covered with impervious soil, if any, would occur in the site's landscaped areas. The orduring Project operation would be indirect effects from storm Accordingly, impacts would be less than significant and mitigate	urfaces. Or nly potentia n water dis	nly nominal a I for erosion scharged fro	areas of exp effects to om the prop	oosed occur perty.
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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?				

			<u>.</u>	
Sign	entially nificant npact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan Figure S-8 "Wind Erosion Article XV & Ord. No. 484	n Susce	ptibility Mar	o," Ord. No.	460,
Findings of Fact: Proposed grading activities would expose under would increase wind erosion susceptibility during grading and col would be subject to erosion due to the removal of stabilizing vegetal materials to wind. Erosion by wind would be highest during period of	nstruction tion and	on activities Lexposure o	s. Exposed of these ero	soils
The Project site is considered to have a "moderate" susceptibility to 2003, Figure S-8). During grading and other construction activition transport of materials, significant short-term impacts associated with with mandatory compliance with the Project's SWPPP and WQMP at 484.2, which establishes requirements for the control of blowing sar required to comply with South Coast Air Quality Management Diaddresses the reduction of airborne particulate matter. With mandate requirements, wind erosion impacts would be less than significant during required.	ties involute in wind (and Rive and In action action) in action (State action) in action (State action) in action (State action) in action act	olving soil e erosion wou erside Count ddition, the I GCAQMD) I npliance to	exposure ould be preclety Ordinand Project wou Rule 403, was these regule	r the luded se no. ild be which atory
Following construction, wind erosion on the Project site would be verwould be landscaped or covered with impervious surfaces. Therefore Project would not significantly increase the risk of long-term wind exwould be less than significant.	re, impl	ementation	of the prop	osed
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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: Proposed Circle K Air Quality and GHG Impact Study, RK 17, 2015	Engine	ering Group	, Inc, Dece	mber
Findings of Fact:				
Background				
Please refer to Section 1.0 (Executive Summary), Section 2 Background), and Section 3.0 (Setting) of the Greenhouse Gases For the impact analysis below. These Sections are summarized as f	Report f			

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• Section 1.0: Executive Summary

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

- 1.1: Purpose of Methods of Analysis
- o 1.2: Project Summary
 - 1.2.1: Site Location
 - 1.2.2: Project Description
 - 1.2.3: Sensitive Receptors
- 1.3: Summary of Analysis Results
- Section 2.0: Regulatory Framework and Background
 - o 2.2: Greenhouse Gas Regulatory Setting
 - 2.2.1: International
 - 2.2.2: National
 - 2.2.3: California
 - 2.2.4: South Coast Air Quality Management District
- 3.0: Setting
 - o 3.2: Climate Change Setting
 - o 3.3 Greenhouse Gasses
 - 3.4 Greenhouse Gas Inventory
- a) CalEEMod was used to estimate onsite and offsite emissions. For assumptions used in estimating these emissions, please refer to Section 4.1. Greenhouse gas emissions from Project construction equipment and worker vehicle emissions are shown in Table 15. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 9.70 metric tons of CO2e per year. CalEEMod output calculations are provided in Appendix A.

TABLE 15
Construction Greenhouse Gas Emissions

Activity			
Activity	Onsite	Offsite	Total
Site Preparation	5), 6(6)	24.01 .	29.67
Grading	5.86	0.31	6.17
Building Construction	235.86	8 87	244.73
Paving	8.24	0.77	9.01
Coating	1.26	0.05	1.33
Total	256.90	34.01	290.91
Averaged over 30 years ²	\$.56	1:13	9.70

¹ MTCO2e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydroflurocarbons).

Operational or long-term emissions occur over the life of the project. For assumptions used in estimating the emissions and details regarding the emissions, please refer to Section 4.2 of the Greenhouse Gases Report. The unmitigated operational emissions for the opening year of the Project (2016) are 972.72 metric tons of CO2e per year as shown in Table 16.

The SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). SCAQMD has published a five-

² The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD recommendations.

^{*} CalEEMod output (Appendix A)

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
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tiered draft GHG threshold which includes a 10,000 metric ton of CO2e per year for stationary/industrial sources and 3,000 metric tons of CO2e per year significance threshold for residential/commercial projects (South Coast Air Quality Management District 2010c). Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90-precent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90-percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the SCAQMD's annual Emissions Reporting Program.

The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant: All land use types: 3,000 MTCO2e per year
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined;
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures- Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The estimated emissions are below the SCAQMD's 3,000 threshold, therefore the project will not result in a significant impact.

Less than
Significant
with
Mitigation
Incorporated

Less Than Significant Impact No Impact

TABLE 16
Opening Year (2016) Greenhouse Gas Emissions During Operation

Emission Source	Emissions (MTCO ₂ e) with Regulation ¹
Area Source	0.00
Energy Source	63.30
Mobile Source	898.27
Water	1_45
Subtotal (Operation)	963.02
Subtotal Construction (averaged over 30 years)	9.70
Total Annual Emissions	972.72
CAP Screening Threshold	3,000
Exceeds Screening Threshold (?)	No

¹ MTCO2e = metric tons of carbon dioxide equivalents

The analysis does not include changes in carbon storage or sequestration. Carbon is stored in biological material such as trees and lumber. There is little vegetation on the Project site of this specific type, although landscaping will be provided. In addition, the structures that will be operational once the Project is constructed will retain carbon. Therefore, the carbon sequestration ability of the Project site pre and post Project is speculative at this time.

b) The Project will promote the goals of AB 32. The Project incorporates a number of features that would minimize greenhouse gas emissions. Although the Project would generate greenhouse gas emissions, these emissions would not have a significant impact on the environment.

The core mandate of AB 32 is that statewide GHG emissions in Year 2020 be equal to Year 1990 levels. AB 32 is anticipated to secure emission reductions through a variety of mechanisms, such as increasing energy efficiency and introducing more renewable energy sources. As noted earlier, CARB has already begun to adopt strategies to reduce GHG emissions under AB 32. Strategies included in the Climate Change Scoping Plan (CARB 2008b), such as SPM-2 (California Light-Duty Vehicle GHG Standards), SPM-3 (Energy Efficiency), SPM-4 (Renewables Portfolio Standard), SPM-5 (Low Carbon Fuel Standard), SPM-7 (Vehicle Efficiency Measures), and SPM-10 (Heavy/Medium-Duty Vehicles), while applicable to land use projects, are generally not under the control of local agencies. Nonetheless, emission reductions from these strategies are anticipated to occur as CARB adopts and implements regulations under AB 32. Reductions are already expected to take place in 2012, if not earlier, due to the newly adopted vehicle emission standards and the Low Carbon Fuel Standard.

Other measures contained in the Climate Change Scoping Plan are under development and regulations have not yet been adopted at this time. Therefore, it is difficult to explicitly compare the proposed Project's consistency with the implementing programs and regulations to achieve the statewide GHG emission reduction goals established under AB 32 because many are still under development.

With the implementation of energy efficient programs and state and federal vehicle emission reduction programs, the proposed Project would be consistent with the goals of AB 32. Therefore, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, and impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required. Monitoring: No monitoring is required.				
HAZARDS AND HAZARDOUS MATERIALS Would the pro-	ect			
22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? 				
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?			\boxtimes	
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			\boxtimes	
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) Development of the proposed project may increase the use and disposal of such gas station related substances such as gas, oils, etc. The proposed project (gas station and convenience store) is consistent with the Scenic Highway Commercial zone. The zoning classification allows for certain land uses which might use hazardous materials. The proposed gas station will involve handling and transporting gasoline to the site. Existing state and federal laws restrict and control the transport and storage of gasoline. The management of such hazardous materials is also subject to the Department of Environmental Health policies. The Environmental Health Department has incorporated several conditions related to hazardous materials including reviews for the underground fuel storage tanks, the requirement for a business emergency plan for the storage of hazardous materials, and further review for any other additional environmental health issues that may arise (90.E HEALTH.1, 90.E HEALTH.2, 90.E HEALTH.3, 90.E HEALTH.4). These are standard conditions for gas stations and, therefore, are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Environmental Health Department has incorporated several conditions related to hazardous materials including reviews for the underground fuel storage tanks, the requirement for a business emergency plan for the storage of hazardous materials, and further review

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
for any other additional environmental health issues that may 90.E HEALTH.3, 90.E HEALTH.4). These are standard condinot considered unique mitigation pursuant to CEQA. The impa	tions for gas	stations an	d, therefore	e, are	
c) The proposed project will not impair implementation of emergency response plan or an emergency evacuation pla adequate emergency access. The impact is considered less the	n. The proje	ect, as desig			
d) Upon a brief review of the surrounding environment, staff h El Cerrito Middle School, located 1.2 miles to the northwest of the within ¼ mile of either an existing or proposed school and ther emissions or handle hazardous or acutely hazardous materials mile of a school. The project will have a less than significant in	he site. In re efore, the pr , substances	sult, the project will not	ect is not lo emit hazar	cated dous	
e) The proposed project is not located on a site which is included compiled pursuant to Government Code Section 65962.5 and, the public or the environment. The impact is considered less the	would not o	reate a sign			
Mitigation: No mitigation measures are required.					
Monitoring: No monitoring measures are required.					
23. Airports a) Result in an inconsistency with an Airport Master Plan?				\boxtimes	
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 people residing or working in the project area?				\boxtimes	
Source: Riverside County General Plan Figure S-19 "Airport	Locations," (GIS databas	e		
Findings of Fact:					
a) The nearest airport to the Project is Corona Municipal Airport, which is located approximately 7 miles northwest of the Project site. Corona Municipal Airport is a small public use airport and the Project site is not located in an airport land use plan covering the Corona Municipal Airport. The Project site is also located approximately 14.6 miles west of the March Air Reserve Base, which is located outside the					

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Land Use Compatibility Plan. Therefore no impacts are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
b) As indicated under the analysis of above in 23.a, the Project Compatibility Plan. Therefore, the proposed Project would no Use Commission. Therefore no impacts are anticipated.						
c) As discussed above in 23.a, the nearest public use airport located approximately seven (7) miles northwest of the Project for people residing or working in the project area because of the would be no impact.	ct site. There	e would be r	no safety h	azard		
d) The Project site is not located within the vicinity of a priv proposed Project would not result in a safety hazard for people impact would occur and no mitigation is required.						
Mitigation: No mitigation is required.						
Monitoring: No monitoring is required.						
24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			\boxtimes			
Source: Riverside County General Plan Figure S-11 "Wildfire	Susceptibili	ity," GIS data	abase			
<u>Findings of Fact</u> : According to County of Riverside General Plan Temescal Canyon Area Plan Figure 11, <i>Temescal Area Plan Wildfire Susceptibility</i> , the Project site is not located within a Wildfire Zone. According to "Map My County," the Project site is not located within a High Fire Area and the nearest high fire area is located adjacent to the Project site west of the Project site. The Project site is surrounded on the north and west by developed properties, which do not pose a threat due to their developed nature. Thus, the proposed Project would not expose people or structures to a significant risk of loss or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Therefore impacts would be less than significant.						
Mitigation: No mitigation is required. Monitoring: No monitoring is required.						
Mornioring. No mornioring is 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			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
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?				\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)?				

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

Findings of Fact:

a) According to the project specific Flood Hazard Report, the property is subject to severe flood hazard from Temescal Canyon Wash, which bounds the site to the east. The 100-year floodway limit is located approximately 600' from the west boundary as delineated on Panel No. 0605C 1360G of the Flood Insurance Rate Map, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Bedford Canyon Wash and Temescal Wash confluences on the eastern portion of the site. Temescal Wash has an approximate flow rate of 24,000 cfs.

Per the underlying Parcel Map 17220, which was recorded July 22, 1981, the proposed development shall stay out of the floodway and the 50' erosion protection area. There is adequate area on the western portion of the site and outside of the floodway for building sites. Encroachments, including fill, new construction, substantial improvements, and all other development within the adopted floodway shall not be allowed unless a hydrologic and hydraulic analysis has been submitted and approved by the District and by FEMA. It appears from the exhibit that the proposed building and the fueling station are in the western part of the site well away from the flood plain and floodway but there is an existing driveway within the floodway that may be impassable during the 100-year storm event. The future commercial pad as shown in blue beam session no. 352-678-474 may get flooded and shall be kept away from 50' erosion protection area as delineated in Parcel Map 17220.

The proposed building and any future buildings shall be flood proofed by constructing the finished floor area a minimum of 12 inches above the water surface elevation as shown in the Panel No. 06065C 1330G FEMA mapped flood plain. If the developer proposes any development within the FEMA

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

floodplain a Conditional letter of Map Revision (CLOMR) will be required prior to grading and prior to building and will require a Letter of Revision (LOMR) prior to occupancy. In accordance with FEMA regulations, any flood control facilities altering the delineated floodplain limits must have public maintenance in order for FEMA to recognize the facility as flood protection and authorize the revision of the floodplain limits.

Alternatively, the proposed limits of grading/building for the development can be kept outside of the delineated FEMA mapped floodplain limits.

The proposed project would impact the water quality. The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated January 21, 2016 received on May 16, 2016. The WQMP proposes three Bio retention basins to mitigate for water quality. Conceptually the water quality mitigation is acceptable to the District but may need additional work at the final plan check stage. The Draft Infill Applicability Map exempts this project from HCOC requirements and therefore, no increased runoff is required at this time.

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage area, outlet points and outlet conditions; otherwise a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review (10.FLOOD.7).

- b) The proposed project will not violate any water quality standards or water discharge requirements. BMPs minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas have been conditioned as part of the project (Condition of Approval 10.FLOOD.16). These are standard conditions for gas stations and, therefore, are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.
- c) Water service for the project site is provided by the Eastern Municipal Water District. The proposed project will not substantially deplete groundwater supplies or interfere 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). The impact is considered less than significant.
- d) The proposed will not contribute to additional polluted runoff water as there is minimal grading and resurfacing expected. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project provides for adequate drainage facility and/or appropriate easements. The impact is considered less than significant.
- e) The proposed project will not 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. The impact is considered less than significant.
- f) According to the project specific Flood Hazard Report, the property is subject to severe flood hazard from Temescal Canyon Wash, which bounds the site to the east. The 100-year floodway limit is located approximately 600' from the west boundary as delineated on Panel No. 0605C 1360G of the Flood Insurance Rate Map, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Bedford Canyon Wash and Temescal Wash

Potentia Significa Impac	ant Significant	Less Than Significant Impact	No Impact
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confluences on the eastern portion of the site. Temescal Wash has an approximate flow rate of 24,000 cfs.

Per the underlying Parcel Map 17220, which was recorded July 22, 1981, the proposed development shall stay out of the floodway and the 50' erosion protection area. There is adequate area on the western portion of the site and outside of the floodway for building sites. Encroachments, including fill, new construction, substantial improvements, and all other development within the adopted floodway shall not be allowed unless a hydrologic and hydraulic analysis has been submitted and approved by the District and by FEMA. It appears from the exhibit that the proposed building and the fueling station are in the western part of the site well away from the flood plain and floodway but there is an existing driveway within the floodway that may be impassable during the 100-year storm event. The future commercial pad as shown in blue beam session no. 352-678-474 may get flooded and shall be kept away from 50' erosion protection area as delineated in Parcel Map 17220.

The proposed building and any future buildings shall be flood proofed by constructing the finished floor area a minimum of 12 inches above the water surface elevation as shown in the Panel No. 06065C 1330G FEMA mapped flood plain. If the developer proposes any development within the FEMA floodplain a Conditional letter of Map Revision (CLOMR) will be required prior to grading and prior to building and will require a Letter of Revision (LOMR) prior to occupancy. In accordance with FEMA regulations, any flood control facilities altering the delineated floodplain limits must have public maintenance in order for FEMA to recognize the facility as flood protection and authorize the revision of the floodplain limits.

Overall, the project will not impede or redirect water flows and the impact will be considered less than significant.

- g) The proposed project is not anticipated to substantially degrade water. There are minimal grading activities and construction activities being proposed that could potentially degrade water quality. BMPs minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas have been conditioned as part of the project (Condition of Approval 10.FLOOD.16). The underground fueling tanks will be reviewed and permitted up to codes from the Hazardous Materials Division which will reduce the likelihood of it impacting water quality (90.EHEALTH.1). These are standard conditions for gas stations and, therefore, are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) The site has existing drainage infrastructure as part of its design and construction of the overall convenience store and gas station. The proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, impacts are considered less than significant.

<u>Mitigation:</u> No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OC Floodulaine				
26. Floodplains	بملمط لمملمة	41	anniata Daa	
Degree of Suitability in 100-Year Floodplains. As indic	cated below	w, the appro	opnate Deg	ree or
Suitability has been checked.	1		D Bootrie	****
NA - Not Applicable U - Generally Unsuitable			R - Restric	ieu 🔝
a) Substantially alter the existing drainage pattern of			\boxtimes	
the site or area, including through the alteration of the course		<u></u>		_
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			\boxtimes	
of surface runoff?		Ш		
c) Expose people or structures to a significant risk of				
loss, injury or death involving flooding, including flooding as a	Ш			
result of the failure of a levee or dam (Dam Inundation Area)?				
d) Changes in the amount of surface water in any				$\overline{\square}$
water body?	Ш	Ш		

<u>Source</u>: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed bioretention basin and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site, and impacts would be less than significant.
- b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be ornamental landscaping and infiltration would occur over these areas. Additionally, the Project proposes a bioretention basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The infiltration basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.
- c) As indicated in the Riverside County General Plan Figure S-10, *Dam Failure Inundation Zone*, the Project site is located within the Lake Matthews inundation zone. However, with compliance with existing laws and regulatory programs any potential impact would be reduced to less than significant. Additional regulations intended to reduce the impacts of potential flooding include the following: National Flood Insurance Act, which establishes flood-risk zones within floodplain areas and requires local compliance with flood proofing building standards; National Flood Insurance Reform Act, which reduces the risk of flood damage to properties by providing a means to rectify any flood-related damage; Cobey-Alquist Floodplan Management Act, which requires local governments to protect people and property from flooding hazards as a condition of the receipt of State funds; as well as various county ordinances. In particular, Riverside County Ordinance No. 458 implements the National Flood Insurance Program within Riverside County and places strict conditions on acceptable levels of development in floodplains.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Through these policies, programs and ordinance standard development with the potential to be adversely affected by flopotential impacts are reduced to less than significant levels.			•	
d) The Project site's existing drainage patterns would gener Project. Although the Project's proposed bioretention basin we Project would not affect the total amount of flows from the si result in changes in the amount of surface water in any water	ould reduce te. Thus, the	peak flows f e Project ha	from the sites no poten	e, the
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
27. Land Use a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?			\boxtimes	
proposed Project, the site would be converted from disturbeduses. According to Table LU-4 of the General Plan, the propertion of the Project site. Although the change from districted uses represents a change to the site's existing use, environmental assumption are evaluated throughout this environmental assumposed where necessary to reduce potentially significant imposed where necessary to reduce potentially significant imposed have a land use designation for the Project site. However, with a potential to adversely affect land use within any other significant environmental impacts would result. Therefore, the affect land use within a city sphere of influence and/or within impacts are considered less than significant.	osed gas sta imunity Deve turbed under ironmental ir sessment ar pacts to below ere of Influen there are n er adjacent e proposed	ation with co elopment: Co veloped land npacts asso nd mitigation w a level of ce. The City o componer cities or co Project wou	envenience commercial I do comme di to comme di to comme di to measure significance do f Corona ents of the Punties such Id not adve	store Retail ercial- such s are e. does roject o that ersely
Mitigation: No mitigation is required. Monitoring: No monitoring is required.				
28. Planning a) Be consistent with the site's existing or proposed zoning?				

	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?			\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, GIS database

Findings of Fact:

- a) Under existing conditions, the Project site is zoned for Manufacturing-Service Commercial (M-SC). The Project's proposed change of zone (CZ7900) would change the zoning designation of the site to Scenic Highway Commercial (C-P-S), which allows for development of wholesale and retail commercial uses. The proposed C-P-S zoning designation would be consistent with and would implement the site's proposed General Plan land use designation of Community Development: Commercial Retail (CD: CR). Therefore, impacts would be less than significant.
- b) Zoning designations surrounding the Project site include Manufacturing-Service Commercial (M-SC) and Scenic Highway Commercial (C-P-S) to the north; Commercial (City of Corona) to the west; Industrial and Open Space (City of Corona) to the south.

The Project proposes a convenience store, car wash facility, and a fuel canopy area with ten (10) gas dispensers. The proposed on-site land uses would be fully compatible with the zoning designations that abut the site. According to the Riverside County GIS Database, the project is surrounded by existing land uses which consist of a commercial retail shopping center to the west and a recreational vehicle (RV) storage facility to the north. Therefore impacts would be less than significant.

c-d) Surrounding land uses include storage yard to the south; open space to the east; light industrial to the north; commercial to the west. GPA1165 proposes to amend re-designate the project site from "Community Development: Light Industrial (CD: LI)" to "Community Development: Commercial Retail (CD: CR)." CZ7900 proposes to change the zoning designation of the site to "Scenic Highway Commercial (C-P-S)," which allows for development of wholesale and retail commercial uses. The proposed C-P-S zoning designation would be consistent with and would implement the site's proposed General Plan land use designation of CD:CR.

The convenience store, car wash facility, and fuel canopy area with gas dispensers would be fully compatible with the existing shopping center to the west and light industrial uses to the north.

The County of Riverside General Plan and City of Riverside General Plan identify future planned land uses within the Project vicinity. Riverside County General Plan land use designations surrounding the Project site include: Community Development: Light Industrial (CD: LI) and Open Space: Water (OS:W) to the north; Open Space to the east. South and west of the Project site is the City of Corona. Lands within the City of Corona immediately south of the site are designated by the Corona General Plan for Industrial and Open Space uses. Lands immediately to the west of the site are designated by the Corona General Plan for Commercial uses. These land use designations are reflective of the existing land uses

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
that surround the Project site. As noted in the analysis compatible with, or otherwise would not conflict with, these impacts would be less than significant.	existing or p		•	efore
project is located on a vacant lot adjacent to an existing de- industrial uses to the north and south. Therefore, impacts are	veloped shop	oping center	to the wes	
project is located on a vacant lot adjacent to an existing defindustrial uses to the north and south. Therefore, impacts are Mitigation : No mitigation is required.	veloped shop	oping center	to the wes	
e) The project will not disrupt or divide the physical arrange project is located on a vacant lot adjacent to an existing devindustrial uses to the north and south. Therefore, impacts are Mitigation : No mitigation is required. Monitoring: No monitoring is required. MINERAL RESOURCES Would the project	veloped shop	oping center	to the wes	

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

Result in the loss of availability of a locally-

Be an incompatible land use located adjacent to a

Expose people or property to hazards from

important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

State classified or designated area or existing surface mine?

proposed, existing or abandoned quarries or mines?

Findings of Fact:

a & b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources*, the Project site is designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. The proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

П

c & d) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing surface mine. In addition, implementation of the proposed Project would not

X

 \boxtimes

 \boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expose people or property to hazards from proposed, exist Therefore, no impact would occur and no mitigation is require	•	andoned qu	arries or m	nines.
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability I NA - Not Applicable C - Generally Unacceptable D - Land Use Discourage	•	s been check B - Conditi		eptable
30. Airport Noise a) For a project located within an airport land use plan				\boxtimes
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 B C D 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 D	1 1			
<u>Source</u> : Riverside County General Plan Figure S-20 "Airpor Facilities Map	t Locations,	" County of F	Riverside A	irport
Findings of Fact:				
a) The nearest airport to the Project site is Corona Municipal miles northwest of the Project site. The Project site is also loca March Air Reserve Base. Therefore, there would be no impac	ated approxi			
 b) The Project is not located in the vicinity of a private airstrip any excessive noise levels. There would be no impact. 	therefore, p	eople would	not be exp	osed
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
31. Railroad Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				
<u>Source</u> : Riverside County General Plan Figure C-1 "Ci Inspection	rculation Pla	an", GIS da	tabase, Oı	n-site

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact: The Project site is not located in the vicinity be no impact.	of any railr	oads. Theref	ore, there v	vould
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
32. Highway Noise NA ⊠ A □ B □ C □ D □				
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The nearest highway to the Project site is I 0.5 miles to the west of the Project site. Because the proposonvenience store, there would be no impact any sensitive recompatible with the Highway. Therefore, there would be a less	sed Project ceptors. The	is a gas sta e proposed l	ation facility Project wou	/ and
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
33. Other Noise NA B C D D				\boxtimes
Source: Project Application Materials, GIS database				
<u>Findings of Fact</u> : No additional noise sources have been ideasignificant amount of noise. There would be no impact.	ntified that w	ould expose	the Projec	t to a
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
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?			\boxtimes	
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Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
 	Incorporated	·	

<u>Source</u>: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The Project proposes commercial-retail land uses. Commercial-retail land uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Interstate 15. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.
- b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project as a commercial use would not result in the generation of any measurable temporary or periodic noise increases.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. Therefore, there would be a less than significant impact.

- c) The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. The nearest sensitive receptor is a residential home located approximately 1,600 feet south of the Project site. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities and under long-term conditions due to the potential exposure of traffic-related noise. However, any potential exposure from traffic-related noise would not be expected to exceed the existing noise from Interstate 15. Therefore, there would be a less than significant impact.
- d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				\boxtimes
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?				\boxtimes
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, Riverside County General Plan Housing Element

Findings of Fact:

- a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.
- b) The Project is a proposed gas station with a convenience store and carwash and would create permanent employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed Project would result in an affordable housing demand that exceeds the existing housing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.
- d) According to Riverside County's "Map My County," the Project site is located within the El Cerrito/Temescal Canyon Redevelopment Area. The northern El Cerrito portion of the Redevelopment Plan has an emphasis on commercial and residential uses. Because the proposed Project is compatible with surrounding commercial and light industrial uses, the proposed Project would not result in a negative impact to the El Cerrito/Temescal Canyon Redevelopment Area. Therefore, there would be a less than significant impact.
- e) The Project site is designated by the Riverside County General Plan and the Temescal Canyon Area Plan for "Community Development: Light Industrial (CD:LI)." GPA1165 proposes to amend the Riverside County General Plan Land Use Element and Temescal Canyon Area Plan land use designations as they pertain to the site from "CD:LI" to "Community Development: Commercial Retail (CD: CR)" which would allow for development of local and regional serving retail and service uses. Because the Project is not proposing any housing, therefore there would be no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
f) The Project proposes a gas station with a convenience than five permanent employment opportunities. Because facility, there would be no substantial population growth a Project. Additionally, the Project does not propose any extensy indirectly induce substantial population growth. Therefore, and the project.	e of the small r s a result of imp ension of roads	umber of e dementation or other infra	mployees a of the prop astructure, v	at the losed which
<u>Mitigation</u> : No mitigation is required.				
Monitoring: No monitoring is required.				
PUBLIC SERVICES Would the project result in substart the provision of new or physically altered government fact governmental facilities, the construction of which could cate maintain acceptable service ratios, response times of public services:	ilities or the nee use significant e	d for new or nvironmenta	physically a limpacts, it ves for any	altered n orde
36. Fire Services				
		es under exi		
Development of the proposed Project would affect fire proposed Project would affect fire proposed on existing Riverside County Fire Department augmented. To offset the increased demand for fire protect or provide a minimum of fire safety and support fire supp	protection service protection services short ction services, the ression activitie	es by placi nould its re ne Project w s, including	sting conditions and additions	tions. tional of be uired with
Development of the proposed Project would affect fire plants on existing Riverside County Fire Department augmented. To offset the increased demand for fire protect or provide a minimum of fire safety and support fire suppostate and local fire codes and fire sprinklers. Furthermore, the provisions of the County's Development Impact Fee (Dissel), which requires a fee payment to assist the county in post the DIF fee would ensure that the Project provides fail bublic services, including fire protection services, which equipment, to offset the incremental increase in the demandal contents.	protection services or resources she ction services, the ression activities the Project would DIF) Ordinance (providing for fire prosents of the project was a share funds for t	es by placinould its rene Project was, including ld be required Riverside Corotection separthe provisilied to fire	sting conditions an addition an addition and addition and addition and addition and addition and addition addition and addition and addition and addition and addition and addition and addition addition and addition addition and addition and addition and addition and addition and addition addition and addition addition addition and addition and addition	tions. tional of be uired with with ance ment tional nd/or
Development of the proposed Project would affect fire plants on existing Riverside County Fire Department augmented. To offset the increased demand for fire protect or provide a minimum of fire safety and support fire suppostate and local fire codes and fire sprinklers. Furthermore, the provisions of the County's Development Impact Fee (Disself), which requires a fee payment to assist the county in post the DIF fee would ensure that the Project provides fail audic services, including fire protection services, which equipment, to offset the incremental increase in the demandance of the Project. Based on the foregoing analysis, implementation of the Prohysically altered fire protection facilities, and would not expected.	protection service protection services stression activities the Project would providing for fire part of the may be append for fire protections.	res by placing and the project was, including and be required a protection seems the provisitied to firection serviced result in the e service result in the provise and the p	sting conditions an addition of addition of additions that would be required to comply ounty Ordinarvices. Pay ion of addition of additional additio	tions. tional of be uired with with ance ment tional nd/or ld be
approximately 1.14 mile southwest of the Project site at 92883. Thus, the Project site is adequately served by fire proposed Project would affect fire protein and on existing Riverside County Fire Department augmented. To offset the increased demand for fire protein provide a minimum of fire safety and support fire suppostate and local fire codes and fire sprinklers. Furthermore, the provisions of the County's Development Impact Fee (E 559), which requires a fee payment to assist the county in profession of the DIF fee would ensure that the Project provides fail auditor services, including fire protection services, which equipment, to offset the incremental increase in the demandered by the Project. Based on the foregoing analysis, implementation of the Prohysically altered fire protection facilities, and would not eximple the protections services. Therefore, there would be mitigation: No mitigation is required.	protection service protection services stression activities the Project would providing for fire part of the may be append for fire protections.	res by placing and the project was, including and be required a protection seems the provisitied to firection serviced result in the e service result in the provise and the p	sting conditions an addition of addition of additions that would be required to comply ounty Ordinarvices. Pay ion of addition of additional additio	tions. tional of be uired with with ance ment tional nd/or ld be
Development of the proposed Project would affect fire problems on existing Riverside County Fire Department augmented. To offset the increased demand for fire protects provide a minimum of fire safety and support fire suppostate and local fire codes and fire sprinklers. Furthermore, the provisions of the County's Development Impact Fee (Discounties), which requires a fee payment to assist the county in post the DIF fee would ensure that the Project provides fail bublic services, including fire protection services, which equipment, to offset the incremental increase in the demandered by the Project. Based on the foregoing analysis, implementation of the Prohysically altered fire protection facilities, and would not eximple for fire protections services. Therefore, there would limited for fire protections services.	protection service protection services stression activities the Project would providing for fire part of the may be append for fire protections.	res by placing and the project was, including and be required a protection seems the provisitied to firection serviced result in the e service result in the provise and the p	sting conditions an addition of addition of additions that would be required to comply ounty Ordinarvices. Pay ion of addition of additional additio	tions. tional of be uired with with ance ment tional nd/or ld be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan				
Findings of Fact: Riverside County Sheriff's Department prarea via the Lake ElsinoreSheriff's Station located approximations at 333 Limited Avenue, Lake Elsinore, CA 92530. The protection services would not be significant on a direct or curnot create the need to construct a new Sheriff station or physical would be required to comply with the provisions of the County requires a fee payment to assist the County in providing for provision of police protection services. Therefore, there would be required to protection services. Therefore, there would be required to comply with the provision of police protection services. Therefore, there would be required to comply with the provision of police protection services.	ately 14.91 me proposed mulative basically alter arios DIF Ordin bublic service proyically and project provice	niles southea Project's de s because th existing sta ance (Ordina s, including des fair shai	nst of the Primand on some Project wition. The Primance 659), with police protections for the funds	roject sheriff would roject which ection
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
38. Schools				\boxtimes
Source: Corona-Norco Unified School District corresponden	ce, GIS data	base		
<u>Findings of Fact</u> : Implementation of the Project would result a convenience store and car wash facility. No housing, which services, is being proposed. Therefore, there would be no imposed.	ch could incr			
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
39. Libraries				
Source: Riverside County General Plan				
<u>Findings of Fact</u> : Implementation of the Project would result a convenience store and car wash facility. No housing, which services, is being proposed. Therefore, there would be no implementation of the Project would result	ch could incr			
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
40. Health Services			\boxtimes	
Source: Riverside County General Plan				
Findings of Fact: The Project simply proposes a gas station facility uses. No housing, which could increase the demand However, mandatory compliance with County Ordinance No payment to the County that is partially allocated to public healt	d for health : . 659 require	services, is l s a develop	being propo ment impac	osed. ct fee

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
to public medical facilities and resources associated with the significant.	e proposed	Project wou	ıld be less	than
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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?				\boxtimes
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				\boxtimes
Source: GIS database, Ord. No. 460, Section 10.35 (Regu Recreation Fees and Dedications), Ord. No. 659 (Establishin Open Space Department Review Findings of Fact:				
a) The Project proposes a gas station with a convenience store involve the construction or expansion of recreational facilities significant impact.				
b) The Project proposes gas station with a convenience store a neighborhood or regional parks or other recreational facilities is be no impact.				
c) According to "Map My County," the Project site is not locate Accordingly, there would be no impact.	ed within a	County Serv	ice Area (CSA).
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
42. Recreational Trails				\boxtimes
Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Sp County trail alignments Findings of Fact: According to the Southwest Area Plan Figu				
Bikeway System, there is a Class I Bike Path and a Class I				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
immediate vicinity of the Project site. However, no component planned routes. Accordingly, there would be no impact.	of the propo	sed Project v	vould impa	ct the
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
TRANSPORTATION/TRAFFIC Would the project				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			\boxtimes	
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?				
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) In order to assess the Project's potential to result in significations system, a Project-specific traffic impact analysis was conducted 			nding circul	ation

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

Existing Conditions

Project Trip Generation and Distribution

Trip generation represents the amount of traffic that is attracted and produced by a development. The trip generation for the project is based upon the specific land uses that have been planned for this development.

According to the Proposed Circle K Traffic Impact Analysis prepared by RK Engineering Group, Inc., the proposed development is projected to generate approximately 3,057 trip-ends per day with 237 total vehicles per hour during the AM peak hour and 277 total vehicles per hour during the PM peak hour. Impacts are less than significant.

- b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Within the study area identified by the Project's Traffic Impact Analysis, the only facility that is identified as a CMP facility is I-15. With implementation of the recommended roadway improvements any impact to the roadways in the vicinity of the Project site would be less than significant.
- c & d) The nearest airport to the Project is Corona Municipal Airport, a small public use airport which is located approximately 7 miles northwest of the Project site. The proposed Project is not located in an airport land use plan covering the Corona Municipal Airport and has no potential to impact the airport's air traffic patterns. The Project site is also located approximately 14.6 miles west of the March Air Reserve Base, but is not within the March Air Reserve Base Airport Influence Policy Area or within any airport safety zone areas. Accordingly, the Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. Accordingly, no impact would occur.

Temescal Wash is located adjacent to the Project site, however, the wash does not support waterborne traffic. Accordingly, no impact to waterborne traffic would occur with implementation of the Project.

There are no railroad tracks in the vicinity of the Project site. Accordingly, there would be no impact.

- e) Any roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with commercial uses and light industrial uses. As such, the Project's proposed commercial retail uses have no potential to result in uses that are incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.
- f) Implementation of the proposed Project would result in improvements to several existing roadways that would require maintenance. Maintenance of the roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this environmental assessment. Maintenance of these roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project resident's payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond that which is already disclosed by this environmental assessment, and impacts would therefore be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) It is not anticipated that there will be a substantial effect upon construction. Street improvements along Cajalco Road and Tonstruction of the project site will not substantially impact the the project has been conditioned for improvements to Cajalco driveways. Therefore, the impact is considered less than significant to the condition of the project has been conditioned for improvements to Cajalco driveways.	Temescal Concernian Concernia	anyon Road of the project	are comp	leted. cause
h) The Project site is not identified as an emergency access roundicated under the discussion and analysis of Threshold 4 circulation system would be minimal during construction, and a ensure the adequate provision of emergency services to the during construction of the proposed Project, impacts due to into nearby uses would be less than significant.	3.g), Projec alternative a area during	t effects to t ccess routes Project con	the surrou are availa struction.	nding ble to Thus,
i) According to the Temescal Canyon Area Plan Figure 8, Ten System, there is a Class I Bike Path and a Class I Bike Path vicinity of the Project site. However, no component of the proproutes. The Riverside County General Plan does not identificable, bikeways, or pedestrian facilities. Accordingly, the Propolicies, plans, or programs regarding public transit, bikeways Project otherwise substantially decrease the performance or sa would be a less than significant impact.	Regional tra cosed Proje fy the Proje cject would a s, or pedest	ail planned in ct would imp ect site for a not conflict w trian facilities	n the imme eact the pla ny other to vith any ado s, nor woul	ediate inned ransit opted d the
Mitigation: No mitigation is required.				
<u>magadori</u> . No magadori is required.				
Monitoring: No monitoring is required.				
			N 7	
44. Bike Trails			\boxtimes	
Source: Riverside County General Plan Findings of Fact: According to the Temescal Canyon Area Trails and Bikeway System, there is a Class I Bike Path and a in the immediate vicinity of the Project site. However, no cor impact the planned routes. Therefore impacts are considered I	Class I Bike nponent of	Path/Regio the propose	nal trail pla	ınned
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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?			\boxtimes	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Department of Environmental Health Review				
a) The Project will receive potable water service from Western from the Project site to existing water lines are considered to be and are evaluated throughout this environmental assessment not result in the construction of new water treatment facilities construction of which would cause significant environmental than significant impact.	e part of the accordingly es or expan	Project's co . However, t sion of exist	nstruction p he Project v ing facilities	hase would s, the
b) The Project site is located within the Western Municipal WMWD's 2010 Urban Water Management Plan (UWMP) identification demands for potable water resources and the plans for demonstrates that the WMWD has sufficient supplies to me through 2035. Thus, the Project's demand for domestic we expanded entitlements and impacts would be less than significant supplies to me through 2035.	tifies the wat meeting th eets its exis ater service	er district's a ose demand sting and pr	anticipated f ds. The U' ojected der	uture WMP mand
Mitigation: No mitigation is required.				
Monitoring: No monitoring is 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 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 Review				
Findings of Fact:				
a) The Project will receive sewer service from Western Municithe Project site to existing sewer lines are considered to be pare evaluated throughout this environmental assessment accresult in the construction of new water treatment facilities construction of which would cause significant environmental extension of the construction of which would cause significant environmental extensions.	rt of the Proj ordingly. Ho or expansi	ect's constru wever, the P on of existir	iction phase roject woul ng facilities	e and d not , the
b) All sanitary sewer flows from the Project site would be cor Water Reclamation Facility (TVRWRF) for treatment. The TVR southwest of the Project site at 42565 Avenida Alvarado, primary, secondary, and tertiary treatment for a rated capacity is currently undergoing an expansion that would increase the 28 mgd. With completion of the expansion of the existing facility	WRF is loca Temecula, (y of 18 millio capacity of t	ited approxin CA. The TV in gallons pe he TVRWRF	nately 6.44 RWRF pro r day (mgd f from 18 m	miles vides) and gd to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
capacity to treat wastewater flows generated by the Proje proposed Project would not require or result in the constructio including septic systems, or expansion of existing facilities, significant environmental effects. Impacts are less than significant	n of new w the constr	astewater treauction of which	atment fac ch would	ilities,
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
47. Solid Waste			$oxed{\boxtimes}$	
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	County V	Waste Manag	gement E	District
Findings of Fact:				

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation.

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature. Therefore, impacts are less than significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated		<u> </u>
Mitigation: No mitigation is required.				
<u>g</u>				
Monitoring: No monitoring is required.				
48. Utilities		-		
AAA IIII				
vvouid the project impact the following facilities requiring	or resultina in th	ne construction	on of new fa	cilities
Would the project impact the following facilities requiring or the expansion of existing facilities: the construction of				
or the expansion of existing facilities; the construction of				
or the expansion of existing facilities; the construction of effects?				
or the expansion of existing facilities; the construction of effects? a) Electricity?				
or the expansion of existing facilities; the construction of effects? a) Electricity? b) Natural gas?				
or the expansion of existing facilities; the construction of effects? a) Electricity? b) Natural gas? c) Communications systems?				
or the expansion of existing facilities; the construction of effects? a) Electricity? b) Natural gas? c) Communications systems? d) Storm water drainage?				
or the expansion of existing facilities; the construction of effects? a) Electricity? b) Natural gas? c) Communications systems? d) Storm water drainage?				

Source: General Plan, Project Application Materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads off-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Frontier. Although CUP03739 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing commercial and industrial uses to the north, east, and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

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

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Therefore, no impact would occur.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.		
Monitoring: No monitoring measures are required.		
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?		

Source: Project Implementation Materials

<u>Findings of Fact</u>: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a gas station with a convenience store and car wash facility. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the proposed County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
of the environment, substantially reduce the habitat of fish or populations to drop below self-sustaining levels, threaten to elevate the number or restrict the range of a rare or endangere examples of the major periods of California history or prehistor 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a	liminate a p ed plant or a	lant or anima	al communi	ty, or
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.	are individu	ially limited, l	out cumula	tively
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				
Findings of Fact: The proposed project would not result in el substantial adverse effects on human beings, either directly or		al effects whi	ch would c	ause
VI. EARLIER ANALYSES				

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

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

Earlier Analyses Used, if any:

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

Location:

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

VII. AUTHORITIES CITED

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

Parcel: 279-231-055

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CONDITIONAL USE PERMIT Case #: CUP03739

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit No. 3739 (CUP 3739) proposes an approximately 5,881 square-foot 24-hour convenience store, 1,262 square-foot car wash facility, and a 6,549 square-foot fuel canopy area that will house ten twenty (120) fuel pumps, which will be enough for 20 vehicles at a time. The project site will be located within 2.9 acres of the total 7.48 acres. 1.98 acres will be left for future commercial development, but will remain undisturbed until a proposed project is submitted. dispensers. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP).

10 EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

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

RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3739 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3739, Exhibit A, dated March 28, 2017.

APPROVED EXHIBIT B = Conditional Use Permit No. 3739, Exhibit B, dated March 28, 2017.

APPROVED EXHIBIT C = Conditional Use Permit No. 3739, Exhibit C, dated March 28, 2017.

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 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 10/30/17 12:31

Riverside County LMS CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03739

Parcel: 279-231-055

10. GENERAL CONDITIONS

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

RECOMMND

Building and Safety Department.

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

RECOMMND

J. J. Land J. 17

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

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.

USE - DUST CONTROL 10.BS GRADE, 8

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.

USE - 2:1 MAX SLOPE RATIO 10.BS GRADE. 9

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

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.

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside 10/30/17 12:31

Riverside County LMS CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY (cont.)

RECOMMND

County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows:

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

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. 23 USE - 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. 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 B&S SUBMITTAL REQUIREMENTS RECOMMND

PERMIT ISSUANCE:

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

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

GREEN BUILDING CODE WASTE REDUCTION (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. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

Riverside County Building & Safety (951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE

RECOMMND

CUP03739 is proposing potable water service and sanitary sewer service from City of Corona, Department of Water and Power. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - ECP COMMENTS

RECOMMND

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

EPD DEPARTMENT

10.EPD. 1 EPD - UWIG COMPLIANCE

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.EPD. 1 EPD - UWIG COMPLIANCE (cont.)

RECOMMND

Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. *Invasive Plants When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features. *Barriers Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. *Grading/Land Development Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. Weed abatement and fuel modification is not permitted in the Conservation Area.

FIRE DEPARTMENT

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. 10/30/17 12:31

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10. GENERAL CONDITIONS

10.FIRE. 4

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. 5

USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of the building as measured along approved vehicular travel ways.

10 FIRE. 6

USE*-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1,500 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. Fire flow is based on type V-B construction per the 2013 CBC and Building(s) having a fire sprinkler system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FEMA PANEL NO 06065C-1360G

RECOMMND

The property is subject to severe flood hazard from Temescal Canyon Wash, which bounds the site to the east. The 100-year floodway limit is located approximately 600 ! from the west boundary as delineated on Panel No. 06065C 1360G of the Flood Insurance Rate Map, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Bedford Canyon Wash and Temescal Wash confluences on the eastern portion of the site. Temescal Wash has an approximate flow rate of 24,400 cfs.

10.FLOOD RI. 3

USE FLOOD HAZARD REPORT

RECOMMND

CUP 3739 is a proposal for new convenience store, a car wash, and fuel canopy for ten gas dispensers on a 7.5-acre parcel in Temescal Canyon area. In addition the project site also includes a designated 2.3 acres future commercial pad, and a 2.6 acres area for open space. The property is located north of Cajalco Road, east of Temescal Canyon Road and west of Eagle Canyon Road. The property is parcel 2 of Parcel Map 17220.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The property is subject to severe flood hazard from Temescal Canyon Wash, which bounds the site to the east. The 100-year floodway limit is located approximately 600! from the west boundary as delineated on Panel No. 06065C 1360G of the Flood Insurance Rate Map, issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Bedford Canyon Wash and Temescal Wash confluences on the eastern portion of the site. Temescal Wash has an approximate flow rate of 24,400 cfs.

Per the underlying Parcel Map 17220, which was recorded July 22, 1981, the proposed development shall stay out of the floodway and the 50' erosion protection area. There is adequate area on the western portion of the site and outside of the floodway for building sites. Encroachments, including fill, new construction, substantial improvements, and all other development within the adopted floodway shall not be allowed unless a hydrologic and hydraulic analysis has been submitted and approved by the District and by FEMA. It appears from the exhibit that the proposed building and the fueling station are in the western part of the site well away from the flood plain and floodway but there is an existing driveway within the floodway that may be impassable during the 100-year storm event. The future commercial pad as shown in blue beam session no. 352-678-474 may get flooded and shall be kept away from 50! erosion protection area as delineated in Parcel Map 17220,

The proposed building and any future buildings shall be floodproofed by constructing the finished floor a minimum of 12 inches above the water surface elevation as shown in the Panel No. 06065C 1360G FEMA mapped flood plain. If the developer proposes any development within the FEMA floodplain a Conditional Letter of Map Revision (CLOMR) will be required prior to grading and prior to building and will require a Letter of Map Revision (LOMR) prior to occupancy. In accordance with FEMA regulations, any flood control facilities altering the delineated floodplain limits must have public maintenance in order for FEMA to recognize the facility as flood protection and authorize the revision of the floodplain limits. Alternatively, the proposed limits of grading/building for the development can be kept outside of the delineated FEMA

mapped floodplain limits.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

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The proposed project would impact the water quality. The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated January 21, 2016 received on May 16, 2016. The WQMP proposes three Bio retention basins to mitigate for water quality. Conceptually the water quality mitigation is acceptable to the District, but may need additional work at the final plan check stage. The Draft Infill Applicability Map exempts this project from HCOC requirements and therefore, no increased runoff is required at this time.

10 FLOOD RI. 7 USE PERP DRAINAGE PATTERNS

RECOMMND

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

10 FLOOD RI. 9 USE ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 12 inches above the water surface elevation as shown on FEMA Panel No. 06065C 1360G. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10 FLOOD RI. 15 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP>PRELIM

RECOMMND

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In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require

CONDITIONAL USE PERMIT Case #: CUP03739

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

additional water quality measures.

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 - 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.

10 PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 4 USE- COLORS & MATERIALS

RECOMMND

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

10 PLANNING. 7 USE- BASIS FOR PARKING

RECOMMND

Parking for this project shall be subject to County Ordinance No. 348, Section 18.12.

10 PLANNING. 8 USE- LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the two (2) monumnet sign[s] shown on APPROVED EXHIBIT A and

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE- LIMIT ON SIGNAGE (cont.)

RECOMMND

two (2) building signs shown on APRROVED EXHIBIT B. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 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. 10 USE- NO USE PRPSED LIMIT RECOMMND

The balance 1.98 acres, portion of the property, APN 279-231-005, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348. The remaining 2.6 acres will be offered for dedication in accordance with the MSHCP, as shown on the site plan.

10 PLANNING. 15 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- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol Beverage Control (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, the alcohol use portions of this permit shall become null and void.

10.PLANNING. 19 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

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

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 - CAUSES FOR REVOCATION

RECOMMND

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

10 PLANNING. 23 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. 27 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10.PLANNING. 28 USE - ORD 810 O S FEE (1)

RECOMMND

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

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CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - ORD 810 O S FEE (1) (cont.)

RECOMMND

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

USE - 2ND DIST LS GUIDELINES 10.PLANNING. 30

RECOMMND

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

10.PLANNING. 32 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.orq.buslic.

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

- d. Cold beer or wine shall be sold from, or drsplayed in, the main, permanently affixed electrical coolers only.
 - e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
 - f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
 - q. No sale of alcoholic beverages shall be made from a drive-in window.

10.PLANNING. 34 USE - GEO02480 APPROVAL

RECOMMND

County Geologic Report GEO No. 2480, submitted for the project at the northeast corner of Cajalco Road and Temescal Canyon Road, APN 279-231-055 (CUP03739), was prepared by Moore Twining Associates, Inc. The report is titled; "Geotechnical Engineering Investigation, Proposed Circle K Store, Northeast Corner of Cajalco Road and Temescal Canyon Road, Corona, California," dated December 2, 2015. In addition, Moore Twining Associates, Inc. has submitted the following reports:

"Geologic/Seismic Hazard Investigation, Proposed Circle K Store, Northeast Corner of Cajalco Road and Temescal Canyon Road, Corona, California," dated December 18, 2015. "March 31, 2016 Responses to Riverside County Planning Department Review Comments, " letter dated April 5, 2016. These documents are herein incorporated in GEO02480. GEO02480 concluded:

- 1. The site is not located in a Alquist-Priolo Earthquake Fault Zone and the potential for fault rupture on the site is estimated to be low.
- 2. The site appears to be located within a dam inundation area for Lake Mathews. Thus, the potential for flooding of the site from dam inundation is considered high.
- 3. The potential for liquefaction to occur is considered The seismic settlement are estimated to be about 1 low. inch total and 1/2-inch differential.
- 4. Differential settlement due to regional subsidence is not considered a concern for this project.
- 5. Considering the relatively close proximity to several major active faults, the site could be subjected to severe

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEO02480 APPROVAL (cont.)

RECOMMND

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seismic ground shaking. A Maximum Considered Earthquake (geometric mean) peak ground acceleration adjusted for site effects (PGAm) of 0.845q was determined for the site. GEO02480 recommended:

- 1. In order to mitigate the potential for differential settlement in the undocumented fill encountered, the proposed Circle K store and car wash pad areas should be overexcavated to support the proposed foundations on engineered fill.
- 2. The upper soils were found to contain significant gravel and potentially oversize rock. A supplemental investigation utilizing backhoe test pits to further assess the oversize rock potential is recommended.
- 3.Stripping should be conducted in all areas of existing improvements to remove surface vegetation and root systems. 4. After stripping, the area of the proposed Circle K store building and car wash structure should be over-excavated to a minimum depth of 24 inches below preconstruction site grades, to the depth required to remove undocumented fill soils determined as part of the recommended supplemental investigation, to a depth of at least 12 inches below the bottom of footings, and to the depth required to over-excavate all unsuitable fill soils, whichever is greater.
- 5. Upon approval of the over-excavation, the bottom of the over-excavation should be scarified to a depth of 8 inches, moisture conditioned to within optimum to three (3) percent above optimum moisture content and compacted to at least 92 percent of the soil's maximum dry density in accordance with ASTM Test Method D1557.

GEO No. 2480 satisfies the requirement for a qeologic/qeotechnical study for Planning/CEQA purposes. GEO No. 2480 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10 PLANNING. 35 USE - LOW PALEO SENSITIVITY

INEFFECT

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LOW PALEO SENSITIVITY (cont.)

INEFFECT

- resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:
 - 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
 - 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
 - 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
 - 4. The paleontologist shall determine the significance of the encountered fossil remains.
 - 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
 - 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
 - 7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LOW PALEO SENSITIVITY (cont.) (cont.) INEFFECT

specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10 PLANNING. 36 USE - UNANTICIPATED RESOURCES

RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 it sacred or cultural importance.

a) 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 ethic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

USE - IF HUMAN REMAINS FOUND 10.PLANNING. 37

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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 Specific actions must take place pursuant to CEQA Guidelines °15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) °5097.98. event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- i)A County Official is contacted.
- ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage
- Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC °5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

- i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
- (1) The MLD identified fails to make a recommendation; or (2) The landowner or his authorized representative rejects
- the recommendation of the MLD, and the mediation.

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 WEBSITE

RECOMMND

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

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

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-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

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10. GENERAL CONDITIONS

10.TRANS. 6

USE - TUMF CREDIT AGREEMENT

RECOMMND

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ff the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10 TRANS. 7

USE - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at: Cajalco Road (EW) Project Access (EW)

Project Access West (NS) at: Cajalco Road (EW)

Project Access East (NS) at: Cajalco Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE: 1 USE - HAZARDOUS MATERIALS RECOMMND

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

10 WASTE. 2 USE - AB 341

RECOMMND

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 waste hauler.
- -Provide recycling service to 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/recycling and compost bus ness.html#mandatory

10 WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The

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10. GENERAL CONDITIONS

10.WASTE. 3

USE - AB 1826 (cont.)

RECOMMND

threshòld amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

> -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

10 WASTE. 4

USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7

USE- EXPIRATION DATE-USE CASE

RECOMMND

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE- EXPIRATION DATE-USE CASE (cont.)

RECOMMND

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period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 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. 11 USE - APPROVED WQMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

USE- BMP CONST NPDES PERMIT 60 BS GRADE. 13

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

USE - EXISTING GRADING 60 BS GRADE, 15

RECOMMND

This site was previously graded under grading permit log numbers 188251, 221495 and 238815, however, the previous applicant did not obtain permit finals. Prior to the issuance of a grading permit, the grading plan and soils report shall address the existing grading including any non-engineered fill and provide recommendations to bring the existing grading to code.

EPD DEPARTMENT

EPD - 30-DAY BURROWING OWL 60.EPD. 1

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30-DAY BURROWING OWL (cont.)

RECOMMND

owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

60.EPD. 2 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is (February 1st through August 31st). If habitat or structures must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - MBTA SURVEY (cont.)

RECOMMND

to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60 EPD. 3

EPD - CONSERVATION LAND

RECOMMND

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 2.15-acre MSHCP Proposed Conservation Areas designated by EPD as illustrated on the EPD map for HANS 2272 and JPR 16-03-17-01 maps, and labeled as "MSHCP Conservation Area Not To Be Disturbed" on the site plan exhibit for CUP 3739 OR the applicant shall provide EPD with proof of an executed donation agreement WITH the RCA that has been reviewed and approved by the RCA prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

60.EPD. 4

EPD - PERMANENT FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation Area" on the map labeled "MSHCP HANS 2272" of the RCA JPR 16-03-17-01 dated 06/02/2016, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

EPD - PERMANENT FENCING PLAN (cont.)

RECOMMND

development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows. The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 5

EPD - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation , survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60 EPD. 6

EPD - TEMPORARY FENCE INSTALL

RECOMMND

Areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation Area" on the map labeled "MSHCP HANS 2272" of the RCA JPR 16-03-17-01 dated 06/02/2016, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6 EPD - TEMPORARY FENCE INSTALL (cont.)

RECOMMND

monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

60 EPD. 7 EPD - UWIG COMPLIANCE

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. Any water quality or other drainage discharges must be reviewed by RCA prior to conveyance into the MSHCP Conservation Area. This condition is applicable to areas either already dedicated to conservation or those described for conservation. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 EPD - UWIG COMPLIANCE (cont.)

RECOMMND

effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. *Invasive Plants When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features. *Barriers Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. *Grading/Land Development Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. Weed abatement and fuel modification is not permitted in the Conservation Area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT CLOMR

RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

60 FLOOD RI. 3 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT PLANS (cont.)

RECOMMND

shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 10 USE SUBMIT FINAL WOMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3739, 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.

60.PLANNING. 16 USE - ARCHAEOLOGIST/MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - ARCHAEOLOGIST/MONITOR (cont.)

RECOMMND

divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60 PLANNING. 17 USE - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. A Letter report discussing daily activities and any cultural or tribal resources identified during the monitoring program shall be submitted by the Tribe.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - NATIVE MONITOR (cont.)

RECOMMND

shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60 PLANNING. 18 USE- REQUIRED APPLICATIONS

RECOMMND

Prior to the issuance of grading permits, Change of Zone No. 7900 and General Plan Amendment No. 1165 shall be approved.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

60 TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT (cont.) RECOMMND

record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 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.6 and 90.TRANS.8.

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

60 TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70. PLANNING: 3 TO USE - PHASE IV MONITOR REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 4 USE - CURATION AGREEMENT

RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

- A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 USE - CURATION AGREEMENT (cont.)

RECOMMND

G. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

and the second of the second o

RECOMMND

- 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division for requirements of the Cal ARP at (951) 766-6524

80.E HEALTH. 3 USE - WATR/SEWR WILL SERVE

RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 EPD - PERMANENT FENCE INSTALL

RECOMMND

Prior to the issuance of a building permit, areas of the project adjacent to areas labeled as "Proposed MSHCP Conservation" on the map labeled "MSHCP HANS 2272" of the RCA JPR 16-03-17-01 dated 06/02/2016, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE 1 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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT CLOMR RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

80 FLOOD RI. 3 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80 FLOOD RI. 6

USE SUBMIT FINAL WOMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

Section 20 PLANNING. 3 -- USE-CONFORM TO ELEVATIONS PROPERTY RECOMMIND

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

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS

RECOMMND

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

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. 11 USE - PLANS SHOWING BIKE RACKS

RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80 PLANNING. 13 USE- REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 1165 and Change of Zone No. 7900 have been approved and adopted by the Board of Supervisors and grading plans have been approved, and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco 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. CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

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Prior to issuance of building permits for Conditional Use Permit No. 3739, 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.

TRANS DEPARTMENT

80.TRANS. 1 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;
- 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:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80 TRANS. 4

USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64 foot half-width right-of-way per County Standard No. 92, Ordinance 461.

Sufficient public street right-of-way along Cajalco Road shall be conveyed for public use to provide for a 76 - 89 foot half-width right-of-way per County Standard No. 91 (pages 1 of 2 and 2 of 2), Ordinance 461.

80.TRANS. 5

USE - CORNER CUT-BACK I

RECOMMND

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

80 TRANS. 6

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 Cajalco Road and Temescal Canyon Road.
- (2) Streetlights on Cajalco Road and Temescal Canyon Road.
- (3) Traffic signals located on Cajalco Road at intersection of Temescal Canyon Road.
- (4) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

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

80 TRANS. 7 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

80 TRANS. 8 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 Cajalco Road and Temescal Canyon Road 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. 9 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director

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80. PRIOR TO BLDG PRMT ISSUANCE

...80.TRANS. 9

USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 10

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. 11

USE - TS/GEOMETRICS

RECOMMND

The intersection of Temescal Canyon Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared

through/right-turn lane

Southbound: two through lanes

Eastbound: N/A

Westbound: one right-turn lane

NOTE: The project access shall be restricted to right-in/right-out access. The project shall

provide appropriate channelization to enforce this

turn restriction.

The intersection of Project Access West (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane Eastbound: one through lane

Westbound: two through lanes, one shared

through/right-turn lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/GEOMETRICS (cont.)

RECOMMND

...

NOTE: The project access shall be restricted to right-in/right-out access. The project shall provide appropriate channelization to enforce this turn restriction.

The intersection of Project Access East (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: two through lanes, one shared

through/right-turn lane

NOTE: The project access shall be restricted to left-in/right-in/right-out access. The project shall provide appropriate channelization to enforce this turn restriction. In the event Cajalco Road is widened by the County to the east, the left-turns may be prohibited.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (W

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (W (cont.)

RECOMMND

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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WOMP BMP CERT REQ'D (cont.)

RECOMMND

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 WOMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

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

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

RECOMMND

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

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

The state of the s

1. Requesting and obtaining approval of all required grading inspections.

- 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department
- 6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90 BS GRADE. 7 USE - WOMP 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.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1- USE- E.HEALTH-CLEARANCE REO

RECOMMO

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT TANKS

RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

90.E HEALTH. 4 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:

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*-#77-SUPER FH/FLOW

RECOMMND

Installation of approved fire hydrant system shall be completed prior to final inspection.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3

USE-#12A-SPRINKLER SYSTEM (cont.)

Parcel: 279-231-055

RECOMMND

engineer to certify (wet signature) the stability of the and the building system for seismic and gravity loads to support the sprinkler system. 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. 4

USE-#27-EXTINGUISHERS

RECOMMND

Install 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:

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

USE SUBMIT LOMR

RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for the portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

90 FLOOD RI. 3 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all The developer may obtain NPDES Public initial users. Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE BMP - EDUCATION (cont.)

RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 4 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of thirty-two (32) 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 concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking space[s] 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.)

RECOMMND

€ . .

centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

Towed vehicles may be reclaimed at ____ or by telephoning ____"

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

90 PLANNING. 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. 10 USE- INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of four (4) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90. PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

CONDITIONAL USE PERMIT Case #: CUP03739

Parcel: 279-231-055

90. PRIOR TO BLDG FINAL INSPECTION

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.

90 PLANNING. 15 USE- TRASH ENCLOSURES

RECOMMND

Two (2) trash enclosures which are 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 enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90 PLANNING. 20 USE - PHASES MUST BE COMPLETE

RECOMMND

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

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3739 is calculated to be 2.18 net acres. In the event Riverside County Ordinance No.

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CONDITIONAL USE PERMIT Case #: CUP03739

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2) (cont.)

RECOMMND

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 Conditional Use Permit No. 3739 has been calculated to be 2.18 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 - 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

CONDITIONAL USE PERMIT Case #: CUP03739 Parcel: 279-231-055

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

that an open rendscape 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. 2

USE - LNDSCPE INSPCTN RORMNTS

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. 3

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 t

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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. 4

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. 5

USE-STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90 TRANS. 6

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. 7

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

CONDITIONAL USE PERMIT Case #: CUP03739

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - UTILITY INSTALL (cont.)

RECOMMND

poles offsite in each direction of the project site.

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

90 TRANS. 8 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 Cajalco Road and Temescal Canyon Road.
- (2) Streetlights on Caljalco Road and Temescal Canyon Road.
- (3) Traffic signals located on Cajalco Road and at intersection of Temescal Canyon Road.
- (4) Street sweeping.

90.TRANS. 9 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://rctlma.org/trans/General-Information/Pamphlets-Brochures

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

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 Cajalco Road and Temescal Canyon Road.

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. 11

USE- CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12

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 Cajalco Road and Temescal Canyon Road.

90.TRANS. 13

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.

90 TRANS. 14

USE - EXISTING MAINTAINED

RECOMMND

Cajalco Road along project boundary is a paved County maintained road designated Expressway with Urban Arterial Highway design and shall be improved with 8" concrete curb and gutter located 55' to 68 feet from centerline to curb line, 8" curbed landscape median, sidewalk, and match up asphalt concrete paving; reconstruction; or resurfacing of

CONDITIONAL USE PERMIT Case #: CUP03739

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

USE - EXISTING MAINTAINED (cont.)

RECOMMND

Department within the 76' to 89' half-width dedicated right-of-way in accordance with County Standard No. 91, page (1 of 2) and (2 of 2), Ordinance 461.

NOTES: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

- 2. Driveways on Cajalco Road and Temescal Canyon Road shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
- 3. Construct transition AC pavement lanes to the east project boundary per the design speed limit of 60 mph.

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

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

90 WASTE, 2

USE - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

LAND DEVELOPMENT COMMITTEE (LDC) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: May 4, 2016

TO:

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

Riv. Co. Flood Dept.

Riv. Co. Fire Dept. Riv. Co. Building & Safety -Grading

Riv. Co. Building & Safety-Plan Check

Riv. Co. Regional Parks & Open Space

Riv. Co. Environmental Programs Division

Riv. Co. Geology Riv. Co. Archaeology Riv. Co. Landscape

City of Corona

Southern California Edison Southern California Gas Co. 2nd District Supervisor

2nd District Planning Commissioner

GENERAL PLAN AMENDMENT NO. 1165, CHANGE OF ZONE NO. 7900, AND CONDITIONAL USE PERMIT NO. 3739- EA42871-Applicant: Land Development Consultants- Engineer/Rep: Land Development Consultants- Second Supervisorial District- El Cerrito Zoning District-Temescal Canyon Area Plan- Community Development: Light Industrial (CD:Ll)-7.48 Acres- Location: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road- Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC)-REQUEST: The General Plan Amendment proposes to amend the current land use designation from Community Development: Light Industrial (CD: Ll) to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes an approximately 5,881 square foot convenience store, a 1,262 square foot car wash facility, and a 6,549 square foot fuel canopy area which will house ten (10) gas dispensers. In addition, the project site also includes a designated 2.3 acre Future Commercial Pad, and a 2.6 acre area intended for Open Space. APN: 279-231-055.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled as an LDC Meeting item on May 19, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at: http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-6892, Contract Planner**, or e-mail at PLange@rctlma.org/ MAILSTOP #: 1070

Contract Planner, or e-ma	iii at <u>FLange@ictima.org</u> / WAILS	10P#: 1070			
Public Hearing Path:	Administrative Action: DH:	□ PC: 🛛	BOS: ⊠	•	
COMMENTS:					
DATE:		SIGNATUR	RE:	 .	
PLEASE PRINT NAME A	AND TITLE:			<u> </u>	
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.

Alvarez, David

Ebru Ozdil <eozdil@pechanga-nsn.gov> From: Sent:

Wednesday, March 8, 2017 2:37 PM

To: Thomson, Heather

Andrea Fernandez; Tina Thompson Mendoza Cc:

Pechanga Tribe AB52 Consultation Closure - CUP03739 Subject:

CUP03739 COA.PDF **Attachments:**

Dear Ms. Thomson.

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate conditions of approvals and mitigation measures to be implemented during development of the CUP03739. With this e-mail and the inclusion of the measures/conditions included in the attached letter, we consider our AB 52 consultation complete. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Board of Supervisors.

Please note that this project is also subject to The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

Ebru T. Ozdil Planning Specialist Pechanga Band of Mission Indians P.O. Box 2183 Temecula, CA 92593

Office:(951)-770-8113 Fax:(951)-693-2314 eozdil@pechanga-nsn.gov

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From: Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]

Sent: Friday, February 24, 2017 10:48 AM

To: Anna Hoover <a hoover@pechanga-nsn.gov>; Ebru Ozdil <eozdil@pechanga-nsn.gov>

Subject: GPA01165, CUP03739

Please find as an attachment the conditions of approval for this project as requested by Pechanga at our February 12, 2017 AB52 meeting.

*Please note that my email address has changed.

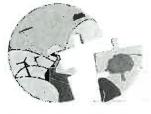
Heather Thomson, Archaeologist 4080 Lemon St., 12th Floor Riverside, CA 92501 (951) 955-2873 office (951) 955-1811 fax hthomson@rivco.org

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PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:
 □ PLOT PLAN □ REVISED PERMIT □ PUBLIC USE PERMIT □ VARIANCE
PROPOSED LAND USE: A NEW CONVENIENCE STORE, FUEL FACILITY AND A SELF-SERVICE CAR WASH
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: SECTION 9.50
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: PAR 01437 CUP 03799 DATE SUBMITTED: 2/16/16
APPLICATION INFORMATION LAND DEVELOPMENT CONSULTANTS
Applicant's Name: WILLIAM SCARBROUGH E-Mail: BILL PLDCAZ.COM
Mailing Address: IIII N TATUM BLVD SUITE 105/
PHOENIX AZ 85028
City State ZIP
Daytime Phone No: (602) 850-8141 Fax No: (602) 997-9807
Engineer/Representative's Name: E-Mail:
Mailing Address:
Street
City State ZIP
Daytime Phone No: () Fax No: ()
Property Owner's Name: CIRCLE K STORES INC. E-Mail: SLONGVELECIRCLEK.Com
Mailing Address: JSS E RINCON ST SUITE 100
CORONA CA 92879
City State ZIP
Daytime Phone No: (<u>951</u>) <u>270 · 5117</u> Fax No: (<u>951</u>) <u>270 · 5116</u>

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

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

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. WILLIAM SCARBROUGH 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.
CIRCLE K STORES INC. PRINTED NAME OF PROPERTY OWNER(S) SEE ATTACHED FORM SIGNATURE OF PROPERTY OWNER(S)
<u>SIGNATURE</u> OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) <u>SIGNATURE</u> 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): <u>379-231-055</u>
Section: 16 Township: 45 Range: 6W

APPLICATION FOR LAND USE PROJECT	
Approximate Gross Acreage: 7.534	
General location (nearby or cross streets): North of	
NA East of TEMESCAL CANYON, West of EAGLE CANYON	
Thomas Brothers map, edition year, page number, and coordinates: PAGE: 774, GRID: 155	
Project Description: (describe the proposed project in detail)	
PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED	
FUEL SALES CONSISTING OF S,881 S.F. CONVENIENCE STORE, A 1,262 S.F. AUTOMATIC CAR WASH AND A FUEL CANOPY WITH 20 FUELING PO	
	זווכ
Related cases filed in conjunction with this application:	
GENERAL PLAN AMENDMENT AND CHANGE OF ZONE	
Is there a previous application filed on the same site: Yes \[\] No \[\infty \]	
If yes, provide Case No(s)(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 🗌 TRAFFIC, AIZ QUALITY, GREENHOUSE GAS NO	
If yes, indicate the type of report(s) and provide a copy: ANALY515 BIOLOGICAL, GEOTECH/GEOLOGICAL PHASE 1 ÉSA	imei L
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 or other	
common area improvements? Yes X No	
s sewer service available at the site? Yes 👿 No 🗌	
f "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:	

APPLICATION FOR LAND USE PROJECT Estimated amount of fill = cubic yards ___ 4 CUBIC_YARDS Does the project need to import or export dirt? Yes X No Import N/A Export 7,907 W312 YARDS Neither N/A What is the anticipated source/destination of the import/export? TBD What is the anticipated route of travel for transport of the soil material? TBD truck loads. What is the square footage of usable pad area? (area excluding all slopes) 7,143 sq. ft. Is the project located within 8½ miles of March Air Reserve Base? Yes \tag{7} No \tag{8} If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \(\square\) No \(\sqrt{X} \) 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 Yes No beta-block Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes \(\square\) No \(\sqrt{X} \) Does the project area exceed one acre in area? Yes X No \(\sigma\) 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 Ana River ☐ Santa Margarita River ☐ Whitewater River Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River **Region**" on the following pages.

	HAZARDOUS WASTE AND SUBSTANCE	ES STATEME	<u>NT</u>
specified state agency indica	Code Section 65962.5 requires the applicant for e-prepared lists of hazardous waste sites and suting whether the project and any alternatives are sts. Under the statute, no application shall be acc	ubmit a signe located on a	ed statement to the local n identified site and shall
an identified h	that I (we) have investigated our project and any alt azardous waste site contained on all lists compiled hat my (our) answers are true and correct. My (Our)	pursuant to (Sovernment Code Section
The deve	lopment project and any alternatives proposed in the pursuant to Section 65962.5 of the Government Coc	nis applicatior de.	are not contained on the
compiled pursi	lopment project and any alternatives proposed in th uant to Section 65962.5 of the Government Code. A incorporated herein. Attach a separate sheet setti h list.	Accordingly, t	he following information is
Address: 255 E Phone number Address of site Local Agency: Assessor's Boo Specify any list	cant: Circle K Stores Inc. E Rincon St Suite 100 : 951-270-5117 (street name and number if available, and ZIP Code County of Riverside ok Page, and Parcel Number: 279-231-055 t pursuant to Section 65962.5 of the Government Contification number:		ilco and Temescal Cnyn
Applicant (1)	Circle K Stores Inc.	Date	01/06/16
Applicant (2)		Date	

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1.	Compliance will be needed with the applicable requirements of Section 25505 and Article 2
	(commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control
	district or air quality management district exercising jurisdiction in the area governed by the
	County.
	Yes 🖸 No 🗌

APPLICATION FOR LAND USE PROJECT

 The proposed project will have more than a threshold quantity process or will contain a source or modified source of hazardous Yes No 	y of a regulated substance in a air emissions.
I (we) certify that my (our) answers are true and correct.	
1 0.0	
Owner/Authorized Agent (1) Sarah Jongwell	Date 1/6/16
Owner/Authorized Agent (2)	Date



Director

PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

CASE NUMBER: PARO1437) TPAOILUS DATE SUBMITTED: 2/16/16
CASE NUMBER: PARO1437/ O 1 101100 DATE SUBMITTED: 2110[16
I. GENERAL INFORMATION
APPLICATION INFORMATION
Applicant's Name: WILLIAM SCARBROUGH E-Mail: BILL QLOCAZ.com
Mailing Address: II8II N TATUM BLVD SUITE 1051
Street PHOENIX AZ 8502 8
City State ZIP
Daytime Phone No: (<u>60</u>) <u>850-8141</u> Fax No: (<u>60</u>) <u>997-9807</u>
Engineer/Representative's Name: E-Mail:
Mailing Address:
Street
City State ZIP
Daytime Phone No: ()
Property Owner's Name: CIRCLE K STORES INC. E-Mail: SLONGWEL @ CIRCLE K. COM
Mailing Address: 355 E RINCON ST SUITE 100
CoRoNA
City State ZIP
Daytime Phone No: (951) 370-5117 Fax No: (951) 270-51/6
Riverside Office : 4080 Lemon Street 12th Floor Desert Office : 77-588 FL Duna Court Suite H

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811 Desert Office · 77-588 El Duna Court, Suite F Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555

<u>APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN</u>

If the property is owned by more than one person, attach a separate page that reference 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.
WILLIAM SCARBROUGH 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.
CIRCLE K STORES INC. SEE ATTACHED FORM
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
If the subject property is owned by persons who have not signed as owners above, 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.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 279-231-055
Section: 16 Township: 45 Range: 62
Approximate Gross Acreage: 7.524

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby o	or cross streets): North of	CATALCO	RD	, South of
N/A	, East of <u>TEMESCAL</u>	L CANYON RO V	Vest of EAGLE CA	ANYON RD .
	ition year, page number, an			
	ion(s): MANUFACTURING		•	
Existing Land Use Designa	ation(s): Community DE	VELOPMENT	: LIGHT INDUST	RIAL
Proposal (describe the det	ails of the proposed genera	l plan amendm	ent):	
	AND USE DESIGNATI			· · · · · · · · · · · · · · · · · · ·
LIGHT INDUSTRIAL	TO COMMUNITY DE	VELOPMEN	T: COMMERCIA	L RETAIL.
Rolated cases filed in conic				
Related cases filed in conju	•			
	AND CONDITIONAL			
HNV GASOLINE SE	RVICE STATION, W	ITH THE	CONCURRENT	SALE
OF DEER AND WI	NE FOR OFF-PRE	MISES COM	VSUMPTION.	
Has there been previous do the project site? Yes	evelopment applications (pa	arcel maps, zor	ne changes, plot pla	ns, etc.) filed on
Case Nos				
E.A. Nos. (if known)	? E.	I.R. Nos. (if app	olicable): _w/A	
Name of Company or District	t serving the area the project s	site is located	Are facilities/service	es available at
(if none, write "none.") Electric Company			the project site?	Yes No
Gas Company	SOUTHERN CALIFORN	IA FDISON		_ X
Telephone Company	SOUTHERN CALIFOR	NIA GAS		X
Water Company/District				X
Sewer District	CITY OF CORONA			X
Is water service available at	t the project site: Yes 🗵			<u> </u>
f "No," how far away are the		ne(s)? (No of fe	eet/miles) <i>N</i> /A	<u> </u>
s sewer service available a		_		
f "No," how far away are the	e nearest available sewer li	ne(s)? (No. of t	feet/miles) \sim /A	i e

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No 🔀 Is the project site located within 8.5 miles of March Air Reserve Base? Yes \(\square\) No \(\sqrt{X} \) Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer): Santa Ana River ☐ Santa Margarita River San Jacinto River Colorado River HAZARDOUS WASTE SITE DISCLOSURE 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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement. I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that: The project is not located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet. Owner/Representative (1) SEE ATTACHED HAZARDOUS WASTE FORM Date Owner/Representative (2) NOTE: An 8½" x 11" legible reduction of the proposal must accompany application. II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN: AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name): EL CERRITO ZONING DISTRICT OF THE TEMESCAL CANYON AREA PLAN EXISTING DESIGNATION(S): COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL PROPOSED DESIGNATION(S): COMMUNITY DEVELOPMENT: CONMERCIAL RETAIL

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN



Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

X	Stan	dard	Change	e of Zone
---	------	------	--------	-----------

X Standard Change of Zone	
There are three different situations where a Planning R	eview Only Change of Zone will be accepted:
 ☐ Type 1: Used to legally define the boundaries of o ☐ Type 2: Used to establish or change a SP zoning of Type 3: Used when a Change of Zone application 	ordinance text within a Specific Plan.
APPLICATION INFORMATION	DATE SUBMITTED: 2/16/16
Applicant's Name: 40 WILLIAM SCARBROUGH	E-Mail: BILL QLOCAZ.COM
Mailing Address: //8// N TATUM BLVD 50	UTE 1051
PHOENIX AZ	
City State	ZIP
Daytime Phone No: (<u>602</u>) <u>850 - 914/</u>	Fax No: (602) 997-9807
Engineer/Representative's Name:	E-Mail:
Mailing Address:	
Street	
City State	ZIP
Daytime Phone No: ()	Fax No: ()
Property Owner's Name: <u>CIRCLE K STORES INC.</u>	. E-Mail: SLONGWEL @ CIRCLE K.COM
	TE 100
CORONA CA City State	
City State	92879 ZIP
Daytime Phone No: (<u>951</u>) <u> </u>	Fax No: (<u>951</u>) <u>270-5/16</u>

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 reference 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.

WILLIAM SCARBROUGH	Willia sleey
<u>PRINTED NAME</u> 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 correct to the best of my knowledge. An authorized indicating authority to sign the application on the own	zed agent must submit a letter from the owner(s)
All signatures must be originals ("wet-signed"). Photo	ocopies of signatures are not acceptable.
CIRCLE K STORES INC. PRINTED NAME OF PROPERTY OWNER(S)	SEE ATTACHED FORM
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 persapplication case number and lists the printed names the property.	son, attach a separate sheet that references the and signatures of all persons having an interest in
PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	55
Section: 16 Township: 45	Range: 6 W
Approximate Gross Acreage: 7.524	
General location (nearby or cross streets): North of	
MA Fast of TEMESCAL	CANTON RD West of FAMILE CANTON RD

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates:	_
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):	ì
CHANGE THE ZONING DESIGNATIONS OF THE SITE FROM MANUFACTURING SERVICE	
COMMERCIAL (M-SC) AND MINERAL RESOURCE (M-R) TO SCENIC HIGHWAY COMMERCIAL (C	.p.c
THE PROJECT IS LOCATED WITHIN THE EL CERRITO ZONING DISTRICT OF THE TEMESCAL CANYON AREA PLAN. Related cases filed in conjunction with this request:	
GENERAL PLAN AMENDMENT AND CONDITIONAL USE PERMITS FOR CARMASH	
AND GASOLINE STATIONS, WITH THE CURRENT SALE OF BEER AND WINE	
FOR OFF - PREMISES CONSUMPTION.	

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Circle K Stores, Inc., a Texas Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 279-231-055 ("PROPERTY"); and,

WHEREAS, on February 16, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3739, General Plan Amendment No. 1165 and Change of Zone No. 7900 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. Indemnification. PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

- 2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.
- 3. Representation and Payment for Legal Services Rendered. COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.
- Payment for COUNTY's LITIGATION Costs. Payment for 4. COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."
- 5. Return of Deposit. COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:

Office of County Counsel Attn: Melissa Cushman 3960 Orange Street, Suite 500 Riverside, CA 92501 PROPERTY OWNER: Circle K Stores, Inc. 255 E. Rincon Street, Suite 1008 Corona, CA 92879

With a copy to: Land Development Consultants Attn: William Scarbrough 11811 N. Tatum Blvd., Suite 1051 Phoenix, AZ 85028

- 7. **Default and Termination**. This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:
 - a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
 - b. Rescind any PROJECT approvals previously granted;
 - c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

- 8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.
- 9. Complete Agreement/Governing Law. This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

- 10. Successors and Assigns. The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
- 11. Amendment and Waiver. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
- 12. **Severability**. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 13. Survival of Indemnification. The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
- 14. *Interpretation*. The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
- 15. Captions and Headings. The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- 16. Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
- 17. Counterparts; Facsimile & Electronic Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

- 18. Joint and Several Liability. In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
- 19. Effective Date. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

COUNTY OF RIVERSIDE,

a political subdivision of the State of California

By:

Steven Weiss CHAMAS LEAGA Riverside County Planning Director

Dated

PROPERTY OWNER:

Circle K Stores, Inc., a Texas Corporation

By:

Dated: 2-13-17

FORM PPROVED COUNTY COUNSE

BY: THEANY

NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside CountyLand Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1165, CHANGE OF ZONE NO. 7900, AND CONDITIONAL USE PERMIT NO. 3739 AMD NO. 1 – Intent to Adopt a Negative Declaration – EA42871 – Applicant: Land Development Consultants – Engineer/Rep: Land Development Consultants – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) – 7.48 Acres – Location: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road – Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) – REQUEST: The General Plan Amendment proposes to amend the current land use designation from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR) and Open Space-Conservation (OS-C). Change of Zone proposes to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) and Watershed and Conservation Areas (W-1). Conditional Use Permit proposes an approximately 5,881 sq. ft. convenience store, 1,262 sq. ft. car wash facility, and a 6,549 sq. ft. fuel canopy area that will house 10 fuel dispensers. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP).

TIME OF HEARING: 9:30 am or as soon as possible thereafter

DATE OF HEARING: NOVEMBER 15, 2017

PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING

Coachella Valley Water District - Administration Board Room

75515 Hovley Lane East, Palm Desert, CA 92211

For further information regarding this project please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission 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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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

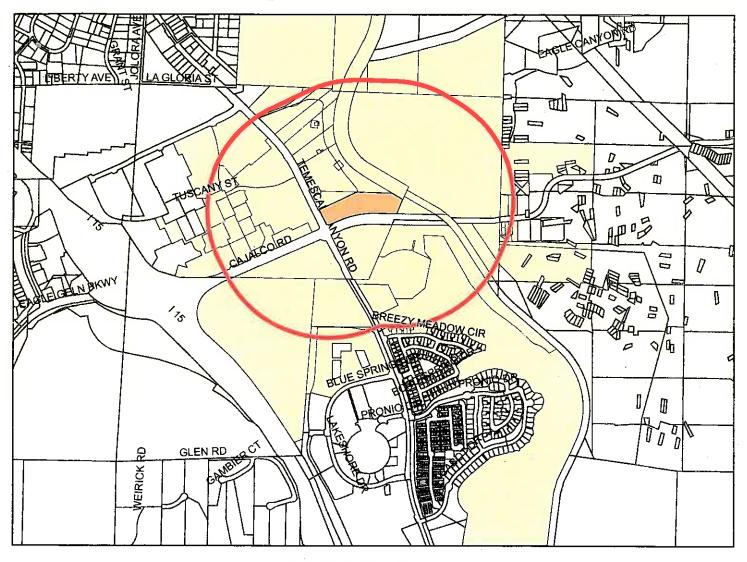
Attn: David Alvarez

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

PROPERTY OWNERS CERTIFICATION FORM

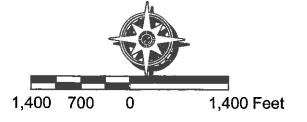
I, VINNIE NGUYEN , certify that on 5/6/2016,
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers <u>CZO7900/GPA01165/CUP0373</u> For
Company or Individual's Name Planning Department,
Distance buffered 1600'
Pursuant to application requirements furnished by 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 n m): (951) 955-8158

CZ07900 GPA01165 CUP03739 (1600 feet buffer)



Selected Parcels

279-482-004	281-060-028	279-231-006	279-231-007	279-231-011	281-140-021	279-231-025	279-231-026	279-231-027	279-231-028
279-231-029	279-231-030	279-231-031	279-231-032	279-231-033	279-231-034	279-231-035	279-231-036	279-231-037	279-231-038
279-231-039	279-231-073	279-231-055	279-482-010	279-482-068	279-470-022	281-060-027	281-100-005	281-100-041	281-140-022
279-231-012	281-100-003	279-482-005	279-460-058	281-100-036	279-482-003	279-231-068	279-231-070	279-231-071	279-460-006
281-060-003	281-100-043	281-100-044	281-100-045	281-100-002	279-460-057	279-482-066	279-470-009	279-231-010	279-231-005
279-070-019	279-070-020	279-070-030	279-070-033	279-231-003	279-231-004	279-070-014	279-070-016	279-482-067	279-482-001
279-231-074	279-231-076	279-231-078	279-231-080	279-231-082	279-231-084	279-231-086	279-470-030	279-231-087	279-240-001
279-231-008	279-482-002	279-231-075	279-231-024	279-231-067	279-231-072	279-231-077	279-231-079	279-231-081	279-231-085
279-231-083	281-100-012	281-100-014	279-470-029	279-231-002					



ASMT: 279231002, APN: 279231002

WHAL PROP STE 170 11249 GOLD COUNTRY BLV GOLD RIVER CA 95670 ASMT: 279231055, APN: 279231055 CIRCLE K STORES INC C/O REAL ESTATE DEPT 255 E RINCON ST STE 100 CORONA CA 92879

ASMT: 279231005, APN: 279231005

MANUF CO, ETAL C/O TAX DIVISION P O BOX 33441 ST PAUL MN 55133 ASMT: 279231071, APN: 279231071 EVMWD P O BOX 3000 LAKE ELSINORE CA 92531

ASMT: 279231008, APN: 279231008

SITEWORK DEV CO 1632 RAILROAD ST CORONA CA 92880 ASMT: 279231075, APN: 279231075 SUKUT REAL PROP 4010 W CHANDLER AVE SANTA ANA CA 92704

ASMT: 279231010, APN: 279231010 MANFACTURING CO, ETAL C/O 3M COMPANY 3M CENTER ST PAUL MN 55144 ASMT: 279231085, APN: 279231085 TEMESCAL CANYON RV 4010 W CHANDLER SANTA ANA CA 92704

ASMT: 279231012, APN: 279231012

COUNTY OF RIVERSIDE FIRE PROTECTION C/O DEPT OF BUILDING SERVICES 3133 7TH ST

RIVERSIDE CA 92501

ASMT: 279231086, APN: 279231086 RIVERSIDE CORONA RESOURCE CONSERV D 4500 GLENWOOD DR RIVERSIDE CA 92501

ASMT: 279231024, APN: 279231024

TARGET CORP

RE EXISTING PURCHASE AGREEMENT CALIF

1000 NICOLLET MALL TPN 12 MINNEAPOLIS MN 55403 ASMT: 279240001, APN: 279240001 RIVERSIDE COUNTY TRANSPORTATION COMP P O BOX 12008 RIVERSIDE CA 92502

ASMT: 279231039, APN: 279231039 COOKE CORONA CROSSINGS, ETAL C/O LAURA WHITAKER

10000 STOCKDALE HIGHWAY BAKERSFIELD CA 93311 ASMT: 279460006, APN: 279460006 GIBBEL BROTHERS INC C/O KAREN KULP - TAX DEPT 3490 PIEDMONT RD STE 1300 ATLANTA GA 30305





ASMT: 279460057, APN: 279460057 KINGREG VI C/O KINGSTON TECHNOLOGY 17600 NEWHOPE ST FOUNTAIN VALLEY CA 92708

ASMT: 279460058, APN: 279460058 DOS LAGOS OFFICE 4160 TEMESCAL CYN RD 310 CORONA CA 92883

ASMT: 279470009, APN: 279470009 MERIDIAN DOS LAGOS C/O MICHAEL SCHAU 17328 VENTURA BLV STE 401 ENCINO CA 91316

ASMT: 279470022, APN: 279470022 CITY OF CORONA P O BOX 940 CORONA CA 92878

ASMT: 279470030, APN: 279470030 RIVERSIDE CORONA RESOURCE CONSERVA1 C/O DISTRICT MANAGER 4500 GLENWOOD DR BLD A RIVERSIDE CA 92501

ASMT: 279482001, APN: 279482001 MINERVA VALENCIA, ETAL 2827 BREEZY MEADOW LN CORONA, CA. 92883

ASMT: 279482002, APN: 279482002 STEPHEN DEMEO PO BOX 78953 CORONA CA 92877 ASMT: 279482003, APN: 279482003 ERIN CHAVEZ 2839 BREEZY MEADOW LN CORONA, CA. 92883

ASMT: 279482004, APN: 279482004 2013 1 IH BORROWER C/O INVITATION HOMES 901 MAIN ST STE 4700 DALLAS TX 75202

ASMT: 279482005, APN: 279482005 KAREN MCHUGH, ETAL 2853 BREEZY MEADOW LN CORONA, CA. 92883

ASMT: 279482010, APN: 279482010 CITRUS SPRINGS NEIGHBORHOOD ASSN C/O TAYLOR WOODROW HOMES INC 15 CUSHING IRVINE CA 92618

ASMT: 279482066, APN: 279482066 DONNA LINK, ETAL 2813 BREEZY MEADOW LN CORONA, CA. 92883

ASMT: 279482067, APN: 279482067 CHRISTINA WU, ETAL 2819 BREEZY MEADOW LN CORONA, CA. 92883

ASMT: 279482068, APN: 279482068 CITRUS SPRINGS NEIGHBORHOOD ASSN 1 SPECTRUM POINTE STE 320 LAKE FOREST CA 92630



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ASMT: 281060003, APN: 281060003 JENNIFER GOTTS, ETAL 9076 CAJALCO CORONA CA 92881 ASMT: 281140022, APN: 281140022 CORONA CAJALCO ROAD DEV 211 W RINCON ST NO 108 CORONA CA 92880

ASMT: 281060028, APN: 281060028 BORAL RESOURCES INC C/O MARVIN F POER & CO P O BOX 52427 ATLANTA GA 30355

ASMT: 281100002, APN: 281100002 JOSEPH BENDER 9070 CAJALCO RD CORONA, CA. 92881

ASMT: 281100003, APN: 281100003 COUNTY OF RIVERSIDE C/O REAL ESTATE DIVISION P O BOX 1180 RIVERSIDE CA 92502

ASMT: 281100014, APN: 281100014 TEMESCAL CLIFFS 8 P.O BOX 77756 CORONA CA 92877

ASMT: 281100036, APN: 281100036 DT GRAT JMT 20742 HILLSDALE RD RIVERSIDE CA 92508

ASMT: 281100045, APN: 281100045 JALISCO LAND CORP 26815 CRILLY RD CORONA CA 92883



Feed Paper

Western Riverside County Regional Conservation Authority 3403 10th St., #320 Riverside, CA 92501

California Dept of Fish & Wildlife Eastern Sierra, Inland Desert Region 3602 Inland Empire Blvd., C-220 Ontario, CA 91764

Riverside County Flood Control and Water Conservation District 1995 Market Street Riverside, CA 92501

Riverside Land Conservancy 4075 Mission Inn Avenue Riverside, CA 92501 U.S. Army Corps of Engineers Regulatory Division 5900 La Place Court, Suite 100 Carlsbad, CA 92008

Santa Ana RWQCB 3737 Main Street, Suite 500 Riverside, CA 92501

San Diego RWQCB 2375 Northside Drive, Suite 100 San Diego, CA 92108

Soboba Band of Luiseño Mission Indians P.O. Box 487 San Jacinto, CA 92581 SCAG Attn: Intergovernmental Review 818 West 7th Street, 12th FI Los Angeles, CA 90017-3435

South Coast AQMD Attn: CEQA Review 21865 Copley Drive Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission Indians P.O. Box 2183 Temecula, CA 92593

Applicant:

c/o William Scarbrough 11811 N. Tatum Blvd, Suite 1051 Phoenix, AZ 85028

Applicant:

c/o William Scarbrough 11811 N. Tatum Blvd, Suite 1051 Phoenix, AZ 85028

Owner:

Circle K Stores, Inc 255 E. Rincon St, Suite 10 Corona, CA 92879

Owner:

Circle K Stores, Inc 255 E. Rincon St, Suite 10 Corona, CA 92879

City of Corona 400 S. Vicentia Ave Corona, CA 92882



PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

-					
TO:	 Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ✓ County of Riverside County Clerk 	FROM:	Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409		38686 El Cerrito Road Palm Desert, California 92211
SUE	JECT: Filing of Notice of Determination in compliance with	Section	21152 of the California Public Resources Co	ode.	
Con	ditional Use Permit (CUP) No. 3739, Change of Zone (CZ) N	<u> 1900</u>	General Plan Amendment (GPA) No. 1165		
<u>Dav</u>	e Alvarez ty Contact Person	<u>951-95</u> Phone N	55-5719 lumber		
State	Clearinghouse Number (if submitted to the State Clearinghouse)				
<u>Willi</u>	am Scarbrough ct Applicant	<u>11811</u> Address	N. Tatum Blvd, Suite 1051		
	proposed project is located northerly of Cajalco Road, easted	erly of Te	mescal Canyon Road, and westerly of Eagle	<u>e Can</u>	yon Road
Con Servistor inclu	tlement of General Plan Amendment proposes to amend number of General Plan Amendment proposes to amend number of General Plan Amendment proposes to amend number of General (N-SC) to Scenic Highway Commercial Pad, and a 2 of Description	c-P-S).] e-foot fue	zone proposes to change the zoning classin The Conditional Use Permit proposes an a cl canopy area which will house ten (10) gas	nnroxi	imately 5 881 square-foot convenience
This	s is to advise that the Riverside County <u>Board of Supervisor</u> the the following determinations regarding that project:	<u>rs,</u> as th∈	e lead agency, has approved the above-refe	rence	ed project on, and ha
1. 2. 3. 4.	The project WILL NOT have a significant effect on the env A Negative Declaration was prepared for the project pursu the independent judgment of the Lead Agency. A statement of Overriding Considerations WAS NOT adop Findings were made pursuant to the provisions of CEQA.	ant to the	e provisions of the California Environmental	Qualit	y Act (\$2,216.25+\$50.00) and reflect
This Dep	s is to certify that the earlier EA, with comments, response partment, 4080 Lemon Street, 12th Floor, Riverside, CA 925	s, and re 501.	cord of project approval is available to the	gener	al public at: Riverside County Plannin
		_ <u>F</u>	Project Planner		
	Signature				
Dat	e Received for Filing and Posting at OPR:				
L		-			

COUNTY OF RIVERSIDE M* REPRINTED * R1601638 SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

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: LAND DEVELOPMENT CONSULTANTS

\$50.00

paid by: CK 10105263

CFG FOR EA42871

paid towards: CFG06244

CALIF FISH & GAME: DOC FEE

£.

at parcel:

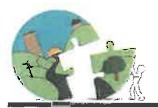
appl type: CFG3

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 PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

4.2

Planning Commission Hearing: November 15, 2017

PROPOSED PROJECT

Case Number(s): Conditional Use Permit No. 3745 Applicant: Desert Recycling, Inc.

Select Environ. Type Negative Declaration

Area Plan: Western Coachella Valley Representative: Robert Mehring

Zoning Area/District: Thousand Palms District

Supervisorial District: Fourth District 57

Project Planner: Jay Olivas

648-030-006, 648-030-017,

Project APN(s): 648-030-018

Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project site is located northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road in Thousand Palms on a 25-acre site. The application being considered is as follows:

CONDITIONAL USE PERMIT NO. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic vards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and related equipment including 70-foot by 70-foot water pond with booster station, 100-foot by 100-foot sorting pad for lumber, two (2) 40-foot by 50-foot shade structures, two (2) 10,000 gallon water tanks, and 15-foot by 15-foot fuel containment area, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property for approximately 200 vehicles and equipment pieces. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CiWMB). The facility is being permitted at 1,500 tons per day of all materials. The facility design capacity is based on the available area for stockpiling materials prior to processing, and the processing capacity of the processing equipment. The concrete/inerts area is approximately 270,000 square feet and can accommodate 276,000 tons on-site at any one time. The street sweepings, sod, dirt and dry well pumping's area is approximately 144,000

square feet and can accommodate 132,300 tons at any one time. The gypsum area comprises approximately 126,000 square feet and can accommodate approximately 36,000 tons on site at any one time. The construction waste receiving and sorting area comprises about 12,600 square feet and can accommodate about 862 tons of mixed material at any one time. The area surrounding the construction waste processing area will be used for storage of roll-off containers (either empty or being used to stockpile recyclable materials).

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the ClWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the ClWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

The storage time for unprocessed inert material is approximately 6 months. The storage time for processed inert material is approximately one year. Individual material storage time will be set by the Transfer Processing Report as approved by Environmental Health Department and the California Integrated Waste Management Board. Storage times for all materials can be affected by type of recycling (hard to recycle Materials) and market conditions. Storage times are also limited by California State regulations.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

<u>ADOPT</u> a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42877**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVE</u> CONDITIONAL USE PERMIT NO. 3745, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA					
Land Use and Zoning:					
Specific Plan:	N/A				
Specific Plan Land Use:	N/A				
Existing General Plan Foundation Component:	Community Development				
Proposed General Plan Foundation Component:	N/A				
Existing General Plan Land Use Designation:	Light Industrial (Li)				
Proposed General Plan Land Use Designation:	N/A				
Policy / Overlay Area:	N/A				
Surrounding General Plan Land Uses					
North:	Light Industrial; Rural Residential				

Light Industrial; Rural Mountainous
Light Industrial; Open Space-Conservation Habitat
Open Space Conservation Habitat
Manufacturing-Service Commercial (M-SC)
N/A
M-SC
Medium-Manufacturing (M-M-5)
M-SC
M-SC
Recycling Processing Facility
Contractor Yards
Vacant
Automobile Wrecking Yard
Vacant

Project Site Details:

ltem	Value	Min./Max. Development Standard
Project Site (Acres):	25.0	10,000 square feet
Existing Building Area (SQFT):	10x32	No Maximum Lot Coverage
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	0.01	FAR 0.25 – 0.60
Building Height (FT):	12 feet	50 feet
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Recycling Facility	10x32	2 spaces per employee (3 employees)	6	20
TOTAL:				

No – nearest to City of Cathedral City
No
Yes - Desert Recreation District
Yes – Thousand Palms
Yes - Whitewater River Basin Flood Control Project
No
No
Yes (Moderate) – Thousand Palms
Yes – portion in San Andreas Fault Zone
No
Yes (Zone B) - Thousand Palms
Yes
No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

<u>Background</u>: The proposal as a recycling processing facility for construction wastes including concrete with rebar, concrete with wire mesh, asphalt, gunite, tile, marble, gypsum, sand, street sweepings, vitreous china and natural rocks, with an additional contractor's equipment and materials storage yard on the easterly two (2) acre portion of the 25 acre site, is a permitted land use, subject to approval of proposed Conditional Use Permit 3745. The related original conditional use permit was approved by the Riverside

County Board of Supervisors on March 17, 1992 for seven years (CUP 3145). The first revision was approved in September 1999 for another seven years (CUP03145R1). The second revision was approved on July 26, 2006 for another ten years (CUP03145R2). The current CUP 3145R2 expired on July 1, 2016.

The project is subject to maintaining a Solid Waste Facility Permit from the Local Enforcement Agency (LEA) within the Environmental Health Department acting for the California Integrated Waste Management Board.

The project includes recommended conditions of approval by the Riverside County Department of Waste Resources for a 1) Maintenance and Restoration Agreement and 2) Bond within 90 days of approval of the project (Conditions of Approval 20.WASTE.1-Maintenance/Restoration Bond; 20.WASTE.2-Maintenance/Restoration Agreement).

Notification letters regarding AB 52 were also mailed out to various local tribes on April 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of May 5, 2017 indicated since no new building construction is proposed, there was no further interest in the project

ENVIRONMENTAL REVIEW

An Initial Study (IS), Environmental Assessment No. 42877, and a Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration has been prepared and the Negative Declaration was made available for public review per the California Environmental Quality Act Statue and Guidelines Section 15105 for at least 20 days. The project has existed since 1992 and was recently circulated in 2006 under CUP 3145R2.

FINDINGS

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

- 1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
- The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
- 3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property since project is located in an industrial area which includes land uses such as existing recycling yards and contractor yards. Additionally, the proposed project would not inhibit potential development of surrounding areas.

- 4. The project is located along Sierra Del Sol Road (78' right-of-way) via Vista Chino Road (78' right-of-way) and Rio Del Sol Road (80' right-of-way). Due to existing partial road improvements including paving and gravel, location in north Thousand Palms in a remote industrial area with limited traffic congestion and extensive vacant land, no additional right-of-way dedications or improvements are recommended for the project, as indicated by Conditions of Approval 10.TRANS.3-No Additional On-site R-O-W and 10.TRANS.4-No Additional Road Improvements.
- 5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose multiple buildings on one existing parcel. However, a Certificate of Parcel Merger is recommended to combine (3) parcel numbers as indicated by Conditions of Approval 60.PLANNING.1-Parcel Merger Required and 80.PLANNING.2-Parcel Merger Required.
- 6. The site is located within the Thousand Palms Flood Control Project. Due to existing drainage improvements such as 48-foot wide drainage easement and existing drainage channel, and since project has existed since 1992, no further drainage improvements are required.
- 7. The northeastern portion of the site is located within a fault or special studies zone. However, no human occupancy structures are located within the limits of the fault zone. The applicant has indicated in a letter dated October 21, 1991 that the existing mobile office trailer will be occupied less than 2,000 man hours per year therefore no fault hazard report is required
- 8. The proposed land use, as a recycling processing facility for construction wastes with two (2) acre contractor yard, is consistent with the development standards set forth in the Manufacturing-Service Commercial zone in that:
 - i. The minimum lot size is 10,000 square feet in accordance with Section 11.4, A. The project complies in that the three (3) parcels total approximately 25 acres.
 - ii. The project complies with building setbacks in that no minimum building setbacks are required since directly abuts existing industrial zoning (M-SC) (M-M-5). However, the project maintains minimum 20-foot setbacks for recycling waste materials as indicated by Condition of Approval 10.PLANNING.27-Lot Line Setbacks.
 - iii. All buildings and structures may not exceed 50 feet in height, and the existing office trailer is approximately 12 feet in height and the maximum pile heights are 30 feet, so therefore complies with Section 11.4, C.
 - iv. The project complies with masonry wall requirement in that no masonry wall is required since project does not abut residential uses, but will contain existing perimeter chain link fence as indicated by Condition of Approval 90.PLANNING.5-Existing Chain Link Fence.
 - v. The project contains existing desert landscaping and complies with the minimum ten percent requirement of this standard under Section 11.4, E.
 - vi. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every three (3) employees. With three (3) employees, a minimum of six (6) spaces is required. The project provides 20 spaces in excess of minimum requirements (Condition of Approval 90.PLANNING.1-Existing Parking Paving Material).
 - vii. The project maintains trash collection areas in accordance with Section 11.4, G.

- viii. Outside storage and service areas are screened by existing chain link fencing in accordance with Condition of Approval 90.PLANNING.5-Existing Chain Link Fence.
- ix. Utilities are installed underground therefore is in compliance with Section 11.4, I.
- x. Mechanical equipment is in compliance in that there is no manufacturing of goods indoors and no roof mounted equipment to screen and therefore complied with this standard.
- xi. Lighting is in compliance in accordance with Section 11.4, K. due to Condition of Approval 10.PLANING.3-Lighting Hooded/Directed.

Other Findings:

- 1. The project site is designated "Light Industrial" (LI) on the Western Coachella Valley Area Plan
- 2. The proposed use as a recycling processing facility for construction relates wastes is a conditionally permitted use in the Light Industrial designation.
- The project site is surrounded by properties, which are designated Rural Residential to the north and west, Light Industrial to the north, sotuh and east, Open Space Conservation Habitat to the west.
- 4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
- 5. The site contains an existing recycling processing facility for products such as concrete, concrete with rebar, concrete with wire mesh, asphalt, gunite, tile, marble, gypsum, sand, vitreous china and natural rocks. The plant currently receives approximately 1,500 tons per day or approximately 38,000 tons per month. This translates to approximately 450,000 tons per year (of all incoming materials), but monthly volumes can change dramatically depending on market conditions of which less than 1% of material is disposed as waste.
- The proposed 40-year permit life to July 1, 2057 for the existing recycling processing facility with the addition of a two (2) acre contractor's equipment and materials storage yard is conditionally compatible to the existing industrial area due to perimeter treatment such as chain link fencing and existing desert landscaping.
- 7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC), Medium Manufacturing (M-M-5), and Controlled Development Areas (W-2-10).
- 8. The proposed two (2) acre contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property shall contain a permanent or semi-permanent barrier within 60 days of project approval in accordance with Condition of Approval 20.PLANNING.1-Contractor's Yard Boundary.
- 9. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as minimum 20-foot driveway entrances, fire lanes and fire extinguishers as outlined in Condition of Approval 10.FIRE.1-Maintenance.

- 10. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 10.Planning.20-Mt. Palomar Lighting Area.
- 11. Existing domestic water will be supplied by an on-site well for industrial use only (dust suppression). The project is also conditioned to serve bottled water to all employees which cannot exceed 24 employees without a public water system as indicated by Condition of Approval 10 E. HEALTH.2-Drinking Water.
- 12. Sewer services to the project site are provided in accordance with Riverside County Ordinance No. 712 (Collection, Transportation, and Removal of Liquid Wastes) as indicated by Condition of Approval 10.E HEALTH.1-Portable Toilets.
- 13. This project site is located within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements in that the project was pre-1996 disturbance and was previously entitled in 1992, 1999, and 2006 prior to the plan's adoption. No new disturbance is proposed on the 25 acre site. Additionally, the project received prior clearances from United States Fish and Wildlife Service dated May 5, 2006 and California Fish and Game letter dated February 5, 2005 which indicate the project does not contain habitat for endangered species.
- 14. The findings of the initial study performed pursuant to Environmental Assessment No. 42877 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, that there is no evidence that the project will have a potential for adverse effects on wildlife resources.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report Planning Staff has received one (1) email communication dated October 28, 2017 from public which is attached to the staff report.

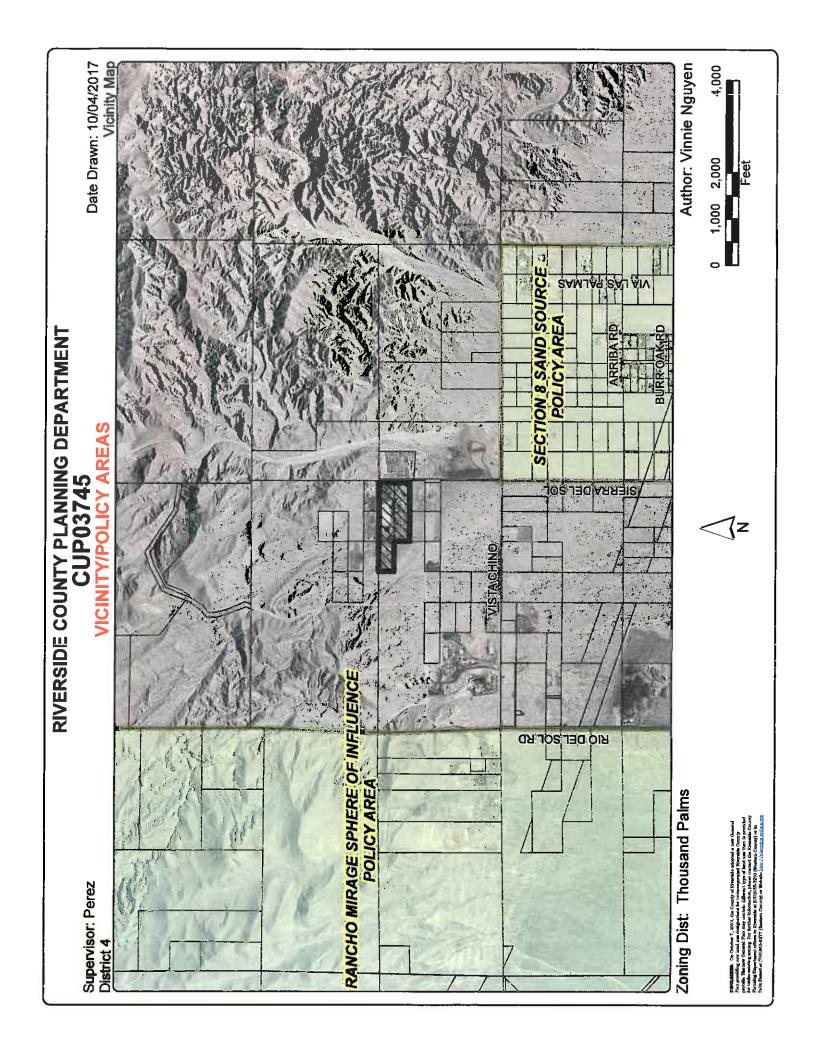
This project was presented before the Thousand Palms Community Council in October 2016 for informational purposes only.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

Template Location: Y:\Planning Case Files-Riverside office\CUP03745\PC Docs\Staff_Report_CUP03745.docx

Template Revision: 11/02/17



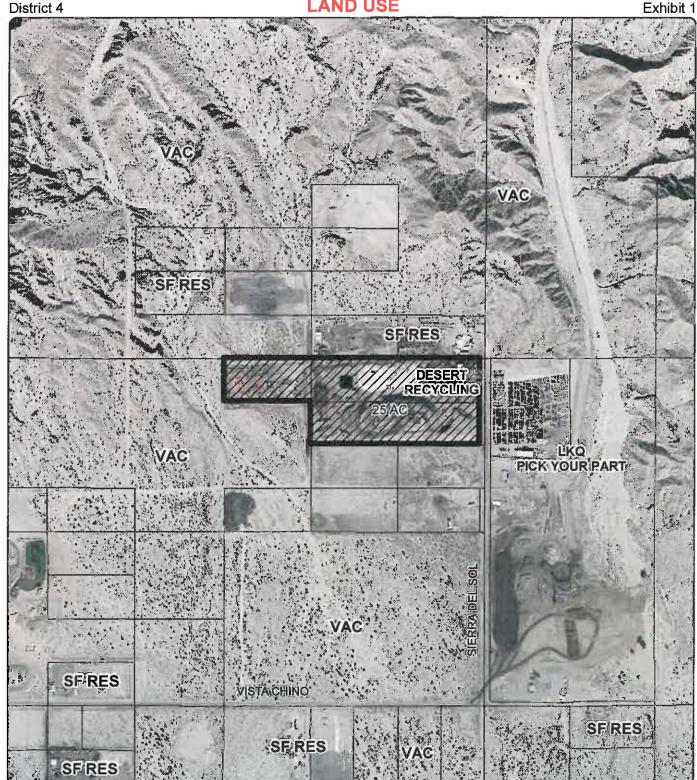
RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03745

Supervisor: Perez
District 4

Date Drawn: 10/04/2017

LAND USE

Exhibit 1



Zoning Dist: Thousand Palms

0 350 700 1,400

Feet

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Flan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department officers in Riverside at 65 1958-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.org.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03745 Supervisor: Perez Date Drawn: 10/04/2017 **EXISTING ZONING** District 4 Exhibit 2 W-2-10 W-2-10 M-SC M-SC 25 AC M-M-5 SIERRA DEL SOL M-SC **VISTA CHINO** M-SC Zoning Dist: Thousand Palms Author: Vinnie Nguyen 350 700 1,400 DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parels. The new Cenneral Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (95 1995-5200 (Western County) or in Palm Desert at (760)863-8277 (Bastern County) or Website http://planning.retima.org Feet

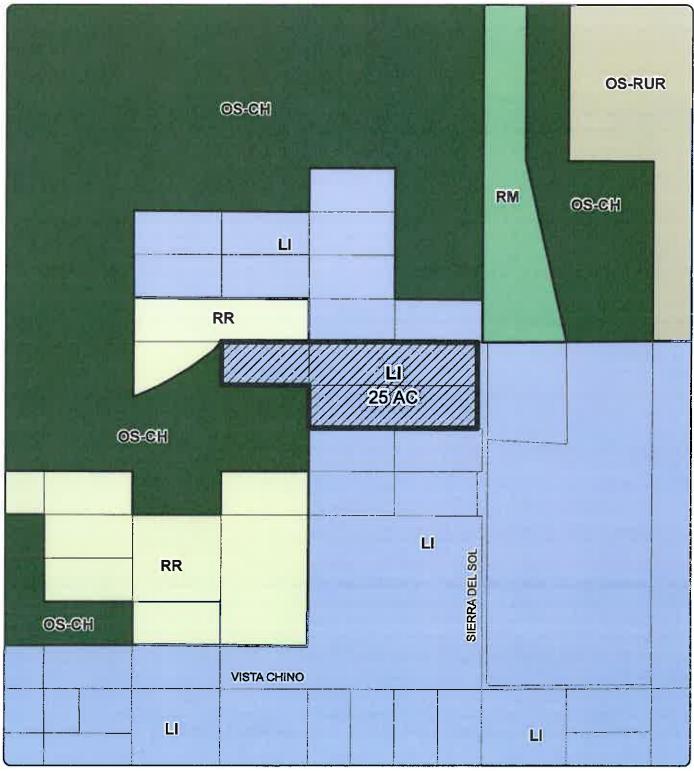
RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03745

Supervisor: Perez District 4

EXISTING GENERAL PLAN

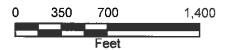
Date Drawn: 10/04/2017

Exhibit 5

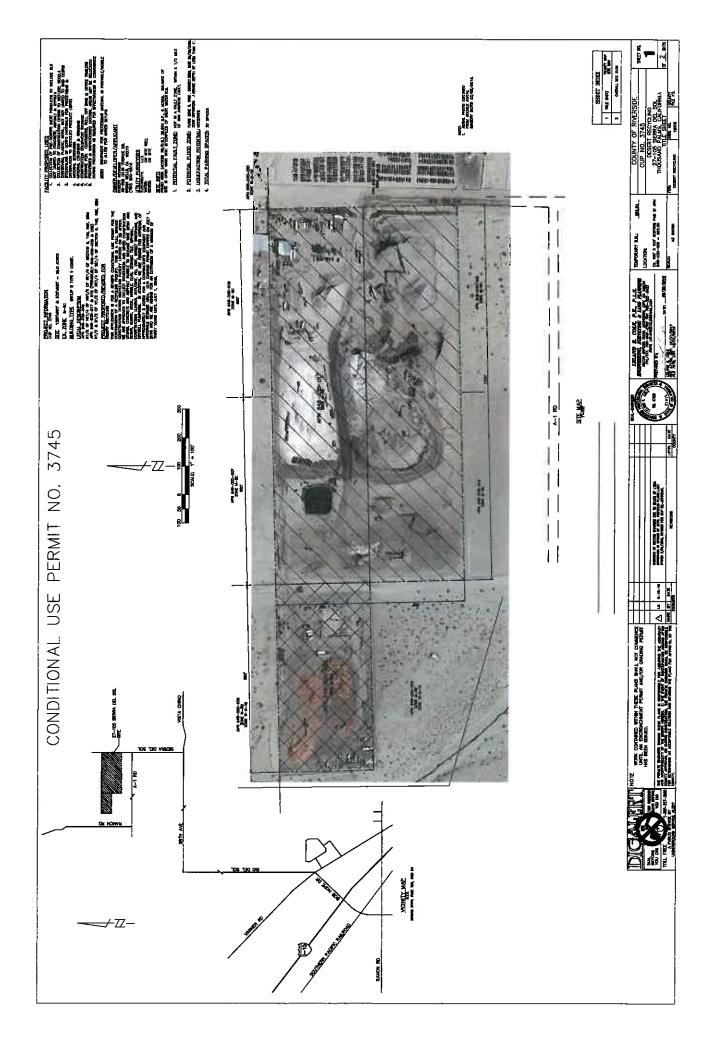


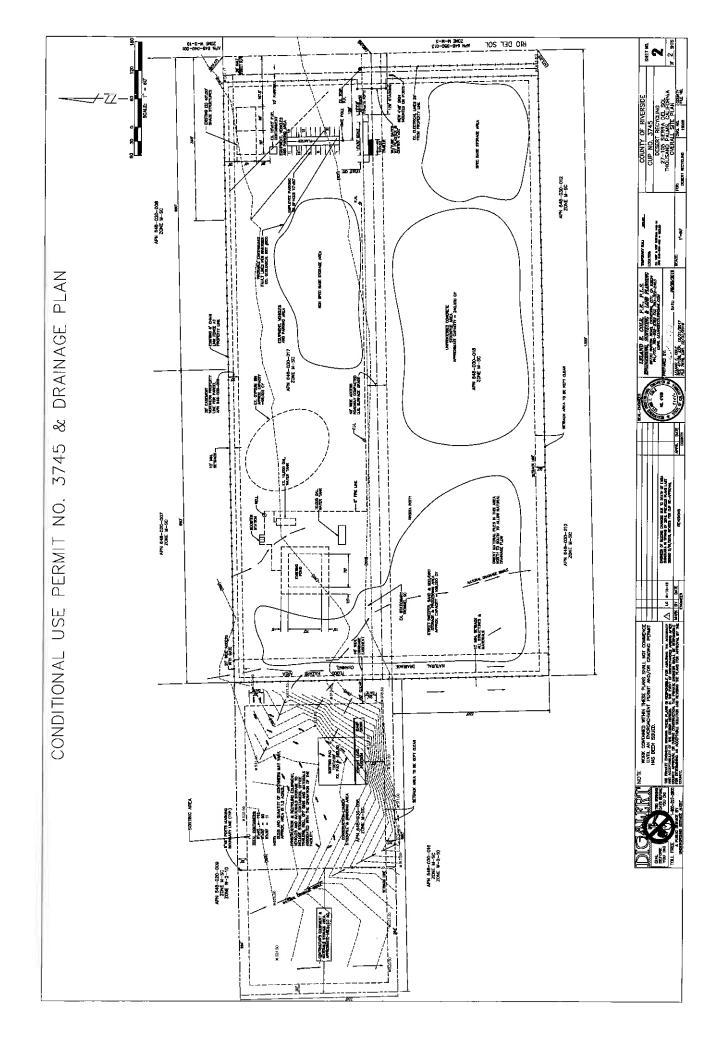
Zoning Dist: Thousand Palms

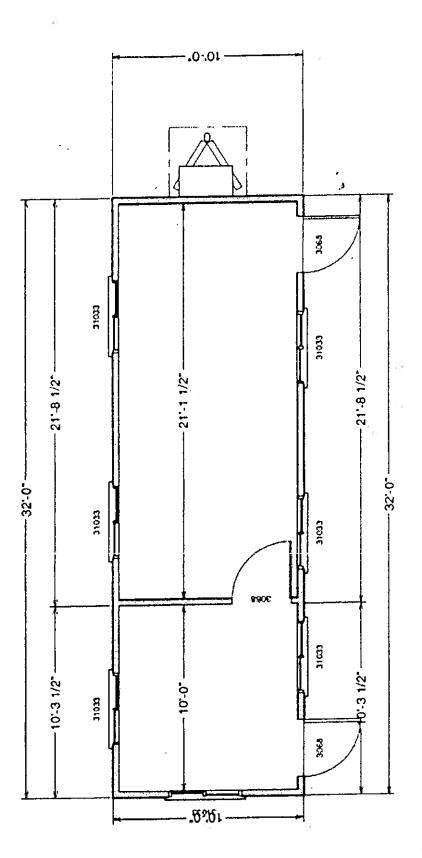
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Author: Vinnie Nguyen







Desert Recycling, Inc.-Office Trailer Floor Plan

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42877

Project Case Type (s) and Number(s): Conditional Use Permit No. 3745

Lead Agency Name: Riverside County Planning Department **Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760-863-8271

Applicant's Name: Desert Recycling, Inc. (Robert Mehring)

Applicant's Address: 46-258 Club Terrace Drive Indian Wells, CA 92210

I. PROJECT INFORMATION

A. Project Description: Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer. outdoor storage of trucks and related equipment including 70-foot by 70-foot water pond with booster station, 100-foot by 100-foot sorting pad for lumber, two (2) 40-foot by 50-foot shade structures, two (2) 10,000 gallon water tanks, and 15-foot by 15-foot fuel containment area. with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property for approximately 200 vehicles and equipment pieces. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CIWMB). The facility is being permitted at 1,500 tons per day of all materials. The facility design capacity is based on the available area for stockpiling materials prior to processing, and the processing capacity of the processing equipment. The concrete/inerts area is approximately 270,000 square feet and can accommodate 276,000 tons on-site at any one time. The street sweepings, sod, dirt and dry well pumping's area is approximately 144,000 square feet and can accommodate 132,300 tons at any one time. The gypsum area comprises approximately 126,000 square feet and can accommodate approximately 36,000 tons on site at any one time. The construction waste receiving and sorting area comprises about 12,600 square feet and can accommodate about 862 tons of mixed material at any one time. The area surrounding the construction waste processing area will be used for storage of roll-off containers (either empty or being used to stockpile recyclable materials).

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the CIWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the CIWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

The storage time for unprocessed inert material is approximately 6 months. The storage time for processed inert material is approximately one year. Individual material storage time will be set by the Transfer Processing Report as approved by Environmental Health Department and the California Integrated Waste Management Board. Storage times for all materials can be affected by type of recycling (hard to recycle Materials) and market conditions. Storage times are also limited by California State regulations.

В.	Type of Project:	Site Specific ⊠;	Countywide 🔲;	Community ☐;	Policy 🗌
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C. Total Project Area: 25.0 Acres

Residential Acres: Lots: Units: Projected No. of Residents: Commercial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees: Lots: 3 Sq. Ft. of Bldg. Area: 320 s.f. Est. No. of Employees: 20

Other:

- **D.** Assessor's Parcel No(s): 648-030-006; 648-030-017; 648-030-018
- **E. Street References:** Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road in Thousand Palms.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 8 East, and Section 2.
- G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of an existing recycling processing facility which accepts and processes concrete, asphalt and other inerts, street sweepings, gypsum, sod and dirt, and a small volume of drywell pumping's (primarily sand). The 25.0 acre site is located within the community of Thousand Palms, and is not located within the City Sphere of Influence. The project site is located within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

Surrounding land use consists of vehicle storage yard to the south, a vehicle storage/auto dismantler yard is located easterly of the site, and a recycling center is locates in the vicinity southeasterly of the site. Additional lands surrounding the site are vacant.

II. 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 General Plan Land Use designation in that the site contains circulation facilities such as partially improved access road along Sierra Del Sol (LU 29.7) and includes existing desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies

- 2. Circulation: The proposed project has adequate circulation to the site with partially improved roads including Rio Del Sol Road, Vista Chino Road, and Sierra Del Sol Road which is immediately adjacent to the subject property. Therefore, it is 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.
- **4. Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing facilities address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
- 5. Noise: Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- **6. Housing:** The proposed project is not subject to Housing Element Policies, no existing caretaker's residence is located on the subject property at this time.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and operational activities (Condition of Approval 10. BS Grade.8-Dust Control). The proposed recycling facility meets all applicable Air Quality element policies.
- 8. Healthy Communities: The proposed project does not conflict with healthy communities land use policies including directing new growth to existing semi-urbanized areas since the existing recycling processing facility located on Sierra Del Sol (HC 2.1b) in a semi-urbanized area in the northerly portions of Thousand Palms.
- B. General Plan Area Plan(s): Western Coachella Valley Area Plan (WCVAP)
- C. Foundation Component(s): Community Development
- **D.** Land Use Designation(s): Light Industrial (0.25 0.60 Floor Area Ratio)
- E. Overlay(s), if any: N/A
- F. Policy Area(s), if any: Not Applicable
- **G. Adjacent and Surrounding:** The project site is surrounded by properties which are designated Light Industrial (LI), Rural Residential (RR), Rural Mountainous (RM), and Open Space Conservation Habitat (OS-CH).
 - 1. Area Plan(s): Western Coachella Valley Area Plan
 - 2. Foundation Component(s): Community Development
 - 3. Land Use Designation(s): Light Industrial (LI) (0.25 0.60 Floor Area Ratio)

4. Overlay(s), if any: N/A	\				
5. Policy Area(s), if any:	Not Applicable				
H. Adopted Specific Plan Inf	ormation				
 Name and Number of Specific Plan Planning 		• •			
!. Existing Zoning: Manufac	cturing-Service Commercia	al (M-SC)			
J. Proposed Zoning, if any:	N/A				
K. Adjacent and Surroundi Development Areas (W-2-1		edium Manufacturing (M-M), Controlled			
III. ENVIRONMENTAL FACTO	RS POTENTIALLY AFFE	CTED			
	entially Significant Impact"	entially affected by this project, involving or "Less than Significant with Mitigation ages.			
Aesthetics Agriculture & Forest Resources Air Quality Biological Resources Cultural Resources Geology / Soils Greenhouse Gas Emissions Hazards & Hazardous Materials	☐ Hydrology / Water Qual ☐ Land Use / Planning ☐ Mineral Resources ☐ Noise ☐ Paleontological Resour ☐ Population / Housing ☐ Public Services ☐ Recreation	☐ Tribal Cultural Resources ☐ Utilities / Service Systems ☐ Other:			
IV. DETERMINATION On the basis of this initial evaluation	n:				
A PREVIOUS ENVIRONMENTA PREPARED	L IMPACT REPORT/NI	EGATIVE DECLARATION WAS NOT			
		nificant effect on the environment, and a			
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.					
☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.					
A PREVIOUS ENVIRONMENTAL	IMPACT REPORT/NEGA	TIVE 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 mitigate proposed project will not result in a	sed project could have a similar section is REQUIRE have been adequately a legal standards, (b) all potentiated pursuant to that earny new significant environ	significant effect on the environment, NO Decause (a) all potentially significant nalyzed in an earlier EIR or Negative entially significant effects of the proposed dier EIR or Negative Declaration, (c) the mental effects not identified in the earlier substantially increase the severity of the			

environmental effects identified in the earlier EIR or Nega mitigation measures have been identified and (f) no become feasible.					
I find that although all potentially significant effects	have been adequately analyzed in an earlier				
EIR or Negative Declaration pursuant to applicable lega					
necessary but none of the conditions described in Cal					
exist. An ADDENDUM to a previously-certified EIR or I					
will be considered by the approving body or bodies.	, , , , , , , , , , , , , , , , , , , ,				
I find that at least one of the conditions described	d in California Code of Regulations, Section				
15162 exist, but I further find that only minor additions or					
EIR adequately apply to the project in the changed sit					
ENVIRONMENTAL IMPACT REPORT is required that no					
make the previous EIR adequate for the project as revise	•				
I find that at least one of the following conditions					
Section 15162, exist and a SUBSEQUENT ENVIRONI	MENTAL IMPACT REPORT is required: (1)				
Substantial changes are proposed in the project which w					
or negative declaration due to the involvement of new sig					
increase in the severity of previously identified signifi	cant effects; (2) Substantial changes have				
occurred with respect to the circumstances under which					
major revisions of the previous EIR or negative declarat	ion 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	e, which was not known and could not have				
been known with the exercise of reasonable diligence a	it 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 substantia					
EIR or negative declaration;(C) Mitigation measures or a					
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	n measures or alternatives; or,(D) Mitigation				
measures or alternatives which are considerably differen	t 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					
/WH:0/m	October 20, 2017				
Signature	Date				
Jay T. Olivas	For: Charissa Leach, P.E.				
Jay 1. Olivas	Assistant TLMA Director				
Printed Name	Addictant I LIVIA DII GOLOI				

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				
 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-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located approximately 3 miles north of Interstate 10, which is designated as a scenic corridor by the Riverside County General Plan. The site is located within an existing industrial and manufacturing area with access from Sierra Del Sol Road within the community of Thousand Palms. This area contains vacant desert lots, equipment storage, auto wrecking and other recycling facilities. This project is not adjacent to a scenic corridor and will not have a substantial effect upon a scenic highway corridor within which it is located. Therefore, no impacts are expected.
- b) Due to the nature of the project as a recycling processing facility, the project would generate visual impacts to the surrounding area including the outdoor storage and processing of inert materials (concrete). Visual impacts would be reduced below significance with existing site improvements including, but not limited to, dust control measures, existing desert landscaping, and limited pile heights up to 30 feet maximum for asphalt and concrete wastes (Condition of Approval (COA) 10.Planning.21 Maximum Pile Height). A PM10 dust control plan is required to reduce dust emissions reducing visual impacts. Billboards and other outdoor advertising signs are prohibited in Coachella Valley and not allowed with this project further reducing potential visual impacts. The size, height and type of existing and any future on-site advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris should be removed as provided by Section 1(F) of Ordinance No. 457. Therefore, impacts would be less than significant.

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? 			\boxtimes	
Source: GIS database, Ord. No. 655 (Regulating Light Pollution	on)			
a) The project site is located approximately 42 miles from Zone B of Ordinance No. 655. The project is therefore 655 of the Riverside County Standards and Guidelines to restrict the use of certain light fixtures emitting into the light rays and detrimentally affect astronomical observation mandates that all outdoor lighting, aside from street light directed in order to obstruct shining onto adjacent 10.Planning.20-Mt. Palomar Lighting Area. These throughout Zone B of Ordinance No. 655 and not me above-described Condition of Approval, impacts would	required to s. The purpose night sky ations and renting, be low properties are generalitigation put	comply with ose of Ordina that can cre esearch. Ord to the grout and streets I requireme rsuant to CE	o Ordinand ance No. tate under dinance Nonder nd, hoode such as ents that	ce No. 655 is sirable lo. 655 ed and COA apply
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:				
a) The project consisting of existing recycling processing the however, any existing or new source of light is not antito to the size and scope of the project. Lighting is condition reducing any lighting impacts (COA 10.Planning.) landscaping will also provide partial buffering within the parking lot. Impacts would be less than significant.	icipated to r ned to be si 3–Lighting	reach a signi hielded and l Hooded). E	ificant lev hooded th ≘xisting	rel due hereby desert
b) Surrounding land uses include vacant desert lots, equip recycling facilities. The amount of light that will be creat is not considered substantial; therefore, surrounding unacceptable light levels. All lighting shall be shielded toward any adjoining properties in accordance with Outdoor lighting impacts are therefore considered less toward.	ed is consis g propertie d and hood COA 10.P	stent with existent will not be and will the land will the lanning.3-Light	sting leve be expos not be di	els and sed to irected

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EA No. 42877

	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.						
AGRICULTURE & FOREST RESOURCES Would the project	<u></u>					
4. Agriculture						
a) Convert Prime Farmland, Unique Farmland, or		Ш		\boxtimes		
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				\boxtimes		
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.				\bowtie		
625 "Right-to-Farm")?						
d) Involve other changes in the existing environment						
which, due to their location or nature, could result in				\boxtimes		
conversion of Farmland, to non-agricultural use?						
Project Application Materials. Findings of Fact: a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required						
5. Forest				$\overline{\Box}$		
a) Conflict with existing zoning for, or cause rezoning				\bowtie		
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))?						
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland						
tion 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						

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EA No. 42877

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-3a "Forest Parks, Forests, and Recreation Areas," Figure OS-3b "Forest Parks, Forests, and Recreation Areas," and Project Application	stry Resour	ces Eastern		
Findings of Fact:				
 a) The project is not located within the boundaries Resources Code section 12220(g)), timberland (as d 4526), or timberland zoned Timberland Production 51104(g)). Therefore, the proposed project will not timberland, or timberland zoned Timberland Production b) According to General Plan, the project is not located. 	efined by Pon (as defined impact land) on.	ublic Resour ned by Gov d designate	ces Code s vt. Code s d as fores	section section t land,
the loss of forest land or conversion of forest land to occur as a result of the proposed project.				
c) The project will not involve other changes in the location or nature, could result in conversion of forest			hich, due t	o their
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)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?			\boxtimes	
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?				\boxtimes
Source: SCAQMD Significance Thresholds and Analysis; A 2005 by Ultra Systems Environmental Incorporated	ir Quality A	Analysis Z-B	est Grindin	g July

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EA No. 42877

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

<u>Findings of Fact:</u> The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Light Industrial (L-I), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the recycling processing facility. The 25-acre site will not need new building construction for existing recycling operation. Therefore, emissions from short-term construction will not occur. However, long-term air quality impacts resulted from the proposed project will include emissions generated from off-site mobile sources an on-site equipment operations. Off-site mobile emissions include vehicle emissions from worker commute trips and truck delivery trips. On-site emissions include the exhaust fumes from running heavy equipment and fugitive dust generated from equipment operations. Fugitive dust from operating heavy equipment will be controlled through daily water spraying on the site and continuous water spraying of the crushing operation. Grinding emissions levels from the concrete grinders are permitted under South Coast Air Quality Management District (SCAQMD), California Air Resources Board (CARB) and Portable Equipment Registration Program (PERP) permits.

It is estimated that up to a maximum of 450 trucks could access the site per day for this project. To prevent PM10 emissions from this heavy traffic, the main interior driveway will be improved per conditions of approval on file in the LMS, including 90.PLANNING. 1- Parking Paving Material.

Air quality impacts would occur during operational emissions such as from motor vehicles, heavy equipment, fugitive dust, and onsite electrical and gas usage. The major processing equipment involved in this project is permitted either by the South Coast Air Quality Management District or the California Air Resources Board. Therefore, operational emissions will not be significant. Impacts are therefore less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 25.0 acres, limited pile heights of 30 feet, and PM10 dust control (COA 60.BS Grade.15 – PM10 Plan Required), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	A sensitive receptor is a person in the population of effects due to exposure to an air contaminant that receptors (and the facilities that house them) in proceed contaminants or odors are of particular concern. High traffic sources, such as freeways and major interse normally associated with manufacturing and commerce be sensitive receptors include long-term health convalescent centers, retirement homes, residences, and athletic facilities. Surrounding land uses include wrecking yards, and the project is not expected to gendue to the limited size of project at 25.0 acres and wo dioxide (MT CO2e) according to the Air Quality Anatransportation facilities or generate significant odd significant.	n is the posimity to lookimity	opulation at calized CO second toxic air cons. Land us lities, rehabilities, rehabilities, contractor yetantial point-sew 3,000 meg project will researce.	large. Se sources, to ciated with contaminar ses conside ilitation contide care contaminar contaminar contamination contaminatio	ensitive oxic air amajor ots are ered to enters, enters, mobile issions carbon major
e)	Surrounding uses do not include significant localized odors. A recycling processing facility is not a sensi project will not involve the construction of a sensitive existing substantial point-source emitter. Therefore, n	tive recept e receptor	or. Therefor located within	re, the pro n one mile	posed
f)	The project is for construction related wastes, which is objectionable odors affecting a substantial number anticipated.				
<u>Mitiga</u>	tion: No mitigation measures are required.				
Monito	oring: No monitoring measures are required.				
BIOLO	OGICAL RESOURCES Would the project				
a) Conse or oth	Wildlife & Vegetation Conflict with the provisions of an adopted Habitat ervation Plan, Natural Conservation Community Plan, her approved local, regional, or state conservation				
throug threate Code	Have a substantial adverse effect, either directly or the habitat modifications, on any endangered, or ened species, as listed in Title 14 of the California of Regulations (Sections 670.2 or 670.5) or in Title ode of Federal Regulations (Sections 17.11 or 17.12)?				
	Have a substantial adverse effect, either directly or	\Box		\boxtimes	

candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

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?

d) Interfere substantially with the movement of any

 \boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is located within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported since the land was previously disturbed as a 25.0 industrial lot previously entitled in 1992 under CUP 3145, in 1999 under CUP 3145R1, and in 2006 under CUP 3145R2 prior to the adoption of the CV-MSHCP. Additionally, prior clearances were received from USFWS letter dated May 5, 2006 and CFG letter dated February 5, 2005 which indicate the project does not contain habitat for endangered species. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site.
- c) Based on the review conducted by EPD, the project will not 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. Therefore impacts are expected to be less than significant.
- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat. No impacts are expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) The project will not have a substantial adverse ef defined by Section 404 of the Clean Water Act since property. Therefore there is no impact.				
g) The only tree preservation policy in the County relate not contain any oak trees. Therefore, no impacts will				y does
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
CULTURAL RESOURCES Would the project				
8. Historic Resources a) Alter or destroy an historic site?				\boxtimes
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				
Source: On-site Inspection, Project Application Materials				
Findings of Fact:				
a-b) There are no known historic sites or historic sites and structures. The project will not cause a substantial historical resource as defined in California Code of the project will have no impact.	storic site of adverse ch	or the demo ange in the	lishing of h significanc	nistoric e of a
Mitigation: No mitigation measures are required.				
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?				
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?				
Source: On-site Inspection, Project Application Materials				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
indings of Fact:				
			were prev	
reviewed, and no archaeological reso regarding AB 52 were also mailed out to consult was received regarding AB 52. T of May 5, 2017 indicated since no new b interest in the project. Therefore, the proarchaeological site and no impacts are a	o various local tribes on The Twenty-Nine Palms l building construction is p roject is not anticipated t	this lot. N April 27, 20 Band of Miss roposed, the	lotification 17. No requ sion Indians ere was no f	letters lest to lette furthe

- Native American representative to discuss the significance of the find (COA 10.Planning.17 Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

 c) No human remains have been discovered or are anticipated to be discovered at the project
- c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.
- d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project	-		
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?			
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 900 (related CUP 3145, CUP 3145R1, CUP 3145R2)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a-b) According to RCLIS (GIS database), the northeastern or special studies zone. However, no human occupancy strault zone. The applicant has indicated in a letter dated Oc and shade structure will be occupied less than 2,000 marreport is not required at this time. If in the future, the occupancy structures within the limits of the Alquist-Priolo site specific, subsurface geologic/fault investigation shall surface fault rapture with respect to the proposed human occupancy.	ructures are tober 21, 199 n hours per applicant p Earthquake be prepared	located withing 1 that the mage of the the color of the c	n the limits obile office re a fault h construct h n this prop	of the trailer nazard numan erty, a
The applicant/owner submitted documentation (May 4, 200 and shade structure area to be utilized at a level below 2,0 than significant in accordance with COA 10.Planning.15-GE	00 man hou	rs. Therefore	sting office impacts ar	trailer e less
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?			\boxtimes	
Source: Riverside County General Plan Figure S-3 "County Geologic Report No. 900	Seneralized	Liquefaction",	, GIS Data	abase,
Findings of Fact:				
a) According to the County Geologist, the potential the potential for seismically induced liquefaction Building Code (CBC 2016) also addresses any pfuture construction, and the bearing soil is non-expansion category. Therefore, impacts from liquefact	is unlikely. otential lique expansive ar	Compliance efaction cond ed falls within	e with Cal cerns during n the "ver	ifornia g any
Mitigation: No mitigation measures required.				
Monitoring: No monitoring measures are required.				
Ground-shaking Zone a) 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		ed Slope Inst	tability Map	o," and
Findings of Fact:				
 a) There are known active or potentially active faults portion of the site within an Alquist-Priolo Earth occupancy structures are located in this area. The 	nquake Faul	Zone. How	ever, no h	numan

	Potentially Significant Impact		Less Than Significant Impact	No Impact
the site is ground shaking resulting from an earl or potentially active faults in southern Califor development will mitigate the potential impact to	nia. CBC 20	16 requireme	veral major ents pertain	active ing to
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
a) Be located on a geologic unit or soil that unstable, or that would become unstable as a result of project, and potentially result in on- or off-site landslike lateral spreading, collapse, or rockfall hazards?	he			×
Source: On-site Inspection, Riverside County General F	Plan Figure S-	5 "Regions U	nderlain by	Steep
Findings of Fact:				
		notontial ha	szard to the	it-
 a) According to the County Geologist, landslid Therefore, the project will have no impact. 	es are not a	potential Ha	zaru to tri	e site.
	es are not a	potential ha	zaru to tin	e site.
Therefore, the project will have no impact.	es are not a	potential na	azaru to tri	e site.
Therefore, the project will have no impact. Mitigation: No mitigation measures are required.	is \Box			e site.
Therefore, the project will have no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 14. Ground Subsidence a) Be located on a geologic unit or soil that unstable, or that would become unstable as a result of	is			s site.
Therefore, the project will have no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 14. Ground Subsidence a) Be located on a geologic unit or soil that unstable, or that would become unstable as a result of project, and potentially result in ground subsidence? Source: Riverside County General Plan Figure S-7 "Documents of the project of the proje	is □			e site.
Therefore, the project will have no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 14. Ground Subsidence a) Be located on a geologic unit or soil that unstable, or that would become unstable as a result of project, and potentially result in ground subsidence?	is he umented Sub ted in an are at subsidence g graded por	sidence Areasea susceptible in the area victors and exi	⊠ s Map" le to subsid will not caus	dence.
Therefore, the project will have no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 14. Ground Subsidence a) Be located on a geologic unit or soil that unstable, or that would become unstable as a result of project, and potentially result in ground subsidence? Source: Riverside County General Plan Figure S-7 "Doc Findings of Fact: a) According to GIS database, the site is located that the differential settlement or cracking to the existing settlement or cracking to the existing settlement or cracking to the site is located to the existing settlement or cracking settlem	is he umented Sub ted in an are at subsidence g graded por	sidence Areasea susceptible in the area victors and exi	⊠ s Map" le to subsid will not caus	dence.
Therefore, the project will have no impact. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 14. Ground Subsidence a) Be located on a geologic unit or soil that unstable, or that would become unstable as a result of project, and potentially result in ground subsidence? Source: Riverside County General Plan Figure S-7 "Doc Findings of Fact: a) According to GIS database, the site is located that the differential settlement or cracking to the existing subject to the CBC 2016. Impacts would be less the site of the case of the	is he umented Sub ted in an are at subsidence g graded por	sidence Areasea susceptible in the area victors and exi	⊠ s Map" le to subsid will not caus	dence.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Project Application Materials, County Geologist rev a) According to the County Geologist, tsunamis and		e not notenti	al hazards	to the
site because there are no nearby bodies of water. Therefore, the project will have no impact.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
16. 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?				
c) Result in grading that affects or negates subsurface sewage disposal systems?				\boxtimes
 a) The proposed project contains relatively flat toposed industrial lot. The proposed project will not substant Therefore, there is no impact. b) No slopes with a slope ratio greater than two to or proposed. Therefore, there is no impact. c) No infiltration lines will be disturbed as a result of the Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 17. Soils 	ne (2:1) (ho	ground surfac	vertical ris	atures. se) are
a) Result in substantial soil erosion or the loss of topsoil?			\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?				
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	ıls Map", Pr	oject Appl	ication

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 a) The project will not result in substantial soil erosion or disturbed and relative flat topography intended with ground disturbance from existing recycling operations desert landscaping and drainage features. Therefore, in 	existing limited to	industrial d the project	evelopmen site with e	nt with xisting
b) The expansion potential of the onsite soils is consider property consist of Carsitas cobbly sand, 2 to 9 per buildings is proposed. Impacts are less than significant.	cent slop			
 c) The project site does not propose new septic systems. with Ord. No. 712 (COA 10.E Health.1). Impacts are le 			ed in accor	dance
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
18. 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?			\boxtimes	
Source: Flood Control District review, Project Application Mate	erials			
Findings of Fact:				
a) The project is not near a river, stream, or lakebed an change deposition, siltation, or erosion that may modif bed of a lake. While the project site is within the overa rivers in the vicinity of the project located in Thousand impact.	y the cha Il Whitewa	nnel of a rive ater River Ba	er, stream, asin, there	or the are no
b) The proposed project is anticipated to slightly increase improvements such as pre-graded land with no imper- from rising to a level of significance (COA 10. BS Grapholect is required to accept and properly dispose of through the site. Impacts related to water erosion are content.	/ious surfa ade.7 Ero of all off-s	aces will pre sion Control site drainage	vent any in Protection flowing o	npacts). The
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
 19. 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? 			\boxtimes	
	•			

	entially	Less than	Less	No
	nificant	Significant	Than	Impac
lm	pact	with Mitigation Incorporated	Significant Impact	•

Findings of Fact:

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements and nature of the project for construction related wastes with automobile parking area for 20-spaces, with a required on-going PM 10 Dust Control Plan (COA 60.BS Grade.15). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project		
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO2e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) As of the creation of this environmental analysis, the project at the time of approval would be AB 32. requirements of AB 32 such as due to California Sm workers that use the proposed project site including no impact.	This projection Requiren	ct does not nents for mo	conflict wi	ith the ers and
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HAZARDS AND HAZARDOUS MATERIALS Would the pro	oject			
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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?				\boxtimes
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) The project does not propose any use that would hazardous material—beyond a small increase in typic Hazardous wastes are currently not accepted at Ri Resources.1-Hazardous Materials). Therefore, less to 	cal househol iverside Cou	d cleaning a inty Landfills	gents to be (COA 10.	used. Waste
 b) The proposed project is not anticipated to create environment through reasonably foreseeable upse release of hazardous materials into the environment. 	et and accid	dent condition	ons involvir	
 The proposed project will not impair implementation emergency response plan or an emergency evacuat emergency access. Therefore, there is no impact. 				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 d) There are no existing or proposed schools within proposed project does not propose the transportation materials. Therefore, there is no impact. 	1000 feet on of subs	the project tantial amou	site. Als nts of haza	o, the ardous
 e) The proposed project is not located on a site which is sites compiled pursuant to Government Code Sec significant hazard to the public or the environment. T 	ction 65962	2.5 and, wo	uld not cre	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
22. Airports a) Result in an inconsistency with an Airport Master Plan?				\boxtimes
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 people residing or working in the project area?				
Source: Riverside County General Plan Figure S-19 "Airpor				
a) The project site is not located within an Airport Master	r Plan. Ther	efore, there	will be no ir	npact.
 b) The project site is not located within an Airport Master Airport Land Use Commission. 	er Plan and	did not requ	iire review	by the
c) The project site is not located within an airport land create a safety hazard for people residing or worki public airport or public use airport. Impacts would be	ng in the p	roject area i		
d) The project is not within the vicinity of a private airs safety hazard for people residing or working in the pro				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where				
Page 21 of 42		E	A No. 428	377

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		-· - .		_
Source: Riverside County General Plan Figure S-11 "Wildfir	e Susceptib	oility," GIS da	ntabase	
Findings of Fact:				
 a) The project site is in a semi-urbanized area and is there is no impact. 	not located	in a high fire	e area. The	refore,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
HYDROLOGY AND WATER QUALITY Would the project				
24. 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 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?				
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?	П		\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)?			×	
Source: Coachella Valley Water District letter dated August	11, 2016			

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

Findings of Fact:

- a) The topography of the site is disturbed desert land with existing recycling processing facility for construction wastes. The project would not substantially alter the existing drainage patterns of the project site. The owner provides measures incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site including existing 48-foot wide drainage easement and existing natural drainage channel (COA 60.Planning.6-Drainage Design Q100) capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.13 BMP CONST. NPDES Permit) with any future grading permit. These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including 48-foot wide drainage easement with natural drainage channel capable of infiltrating the 100 year 24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not 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. Therefore, there is no impact.
- f) The project is within Zone AO, depth one foot on the Federal Flood Insurance rate maps, but is less than significant due to drainage easements and existing landscape areas to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to any future grading permit issuance (COA 60.Trans.6-Water Quality MGMT Plans). Impacts would less than significant.
- h) The site includes existing drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
requirements and therefore do not qualify as mitigat would be less than significant.	ion measure	s pursuant to	CEQA. Ir	mpacts
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
25. Floodplains				
Degree of Suitability in 100-Year Floodplains. As in Suitability has been checked.	dicated below	w, the appro	opriate Dec	gree of
NA - Not Applicable U - Generally Unsuitable			R - Restric	cted 🗵
 a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the 			\boxtimes	
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?			\boxtimes	
c) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				
d) Changes in the amount of surface water in any water body?				\boxtimes
Source: Riverside County General Plan Figure S-9 "Special Failure Inundation Zone," Coachella Valley Water District les Findings of Fact: a) The project will not substantially alter the existing drainage improvements including 48-foot wide dechannel capable of infiltrating the 100 year 24 hour	tter dated Au ainage patte rainage eas storm event	gust 11, 201 rn for the are ement and in order to p	ea due to e natural dra revent floor	existing ainage ding to
downstream properties. The project lies in the are are therefore considered less than significant (COAs				
b) It is not anticipated that offsite flows will be substantiated proposed project due to existing drainage improve drainage channel. Therefore, the impact is considered	ments such	as an easer		
c) The proposed project would not expose people or s or death involving flooding, including flooding as a re existing drainage improvements. In addition, the susceptible to the impacts of the failure of a levee of significant.	sult of the fa project site	ilure of a lever is not located in the control of t	ee or dam ated in ar	due to
 d) There is no nearby surface water body excepting purposes (dust suppression), and therefore the prop amount of surface water in any body of water. There 	osed project	is not expect		

	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.				
LAND USE/PLANNING Would the project				
26. Land Usea) 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?				
Source: Riverside County General Plan, GIS database, Pro	ject Applica	tion Materials	S	
Findings of Fact:				
recycling processing facility for construction related acre (2) contractor equipment and materials storage proposed life of permit of up to 40-years until July 1 an existing industrial area intended for such development approved Conditional Use Permit. The project would the land is currently designated Light Industrial (L-I), a L-I are generally envisioned for such land uses as impacts would be less than significant. See also disc it relates to project land use, zoning, and general plar b) The project is not located within the Sphere of In adjacent locality is the City of Cathedral City. No impage	yard and expended and areas we recycling procussion under consistence (Software (Softw	cisting 10x32 subject land ch can be pent with the swith a Land Ustocessing factors I by. OI) of any C	office trailed is located bermitted would be be besigned in the color of the color	er with within with an I since tion of refore, ein, as
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
27. Planninga) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?				
c) Be compatible with existing and planned sur- rounding land uses?				
d) Be consistent with the land use designations and policies of the 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)?				⊠

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
Source: Riverside County General Plan Land Use Elemen	t, Staff reviev	v, GIS datab	ase	
Findings of Fact:				
 a, b) The project will be consistent with the site's expectifically listed as permitted use with an approximate project complies with the development standards of area exceeding 10,000 square feet at 25.0 acres at height limits of the M-SC zone. The project is surrescentification of the M-SC zone. The project is surrescentification of the M-SC zone. The project is surrescentification of the M-SC zone. The project is surrescentification. The project zones with perimeter treatment landscaping. Therefore, impacts would be less than c-d) The proposal for recycling processing facility we and surrounding land uses including vacant land, contained to the project of the project via perimeter treatment such as existing fencing. Significant. e) The project area is compatible with the project's prot disrupt or divide the physical arrangement of an impact. Mitigation: No mitigation measures are required. 	ng facility for yed condition of the existing	construction al use perm M-SC zone with minim roperties what Areas (W-ghting, fendally compads, wrecking project inclumpacts would, and therefore	n wastes whit. The pro- with minimal setback ich are zon 2-10). The pains and e stible with e yard, which des buffering des buffering	hich is apposed and lot ks and lo
Monitoring: No monitoring measures are required				
MINERAL RESOURCES Would the project				
28. Mineral Resources a) Result in the loss of availability of a knowr 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 State classified or designated area or existing surface mine?	1 1			\boxtimes
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	,			
Source: Riverside County General Plan Figure OS-5 "Mine	ral Resource	s Area"		
 a) The project area has not been used for mining. The loss of availability of a known mineral resource in ar that would be of value to the region or the reside impact. 	area classifi	ed or desigr	ated by the	State

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 b) The project site has not been used for mine in the loss of availability of a locally importa local general plan, specific plan or other land 	nt mineral resource	recovery site	e delineate	
c) Surrounding the project site are vacant lot mines surrounding the project site; there surrounding uses and will not be located a existing surface mine. Therefore, there is no	efore, the project djacent to a State o	will be com	patible wi	th the
 d) The project site is not located adjacent or project will not expose people or property to no impact. 				
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 Accept NA - Not Applicable C - Generally Unacceptable D - Land Use Dis	ceptable		ced. onally Acce	eptable
29. Airport Noise				\square
a) For a project located within an airport la			ш	
plan or, where such a plan has not been adopted two miles of a public airport or public use airport we				
project expose people residing or working in the				
area to excessive noise levels?				
NA A B C D D b) For a project within the vicinity of a private	airstrin —			
would the project expose people residing or workin project area to excessive noise levels? NA B C D		IJ		
Source: Riverside County General Plan Figure S-	19 "Airport Locations	s," County of	Riverside /	Airport
Findings of Fact:				
a) The project site is not located within two miles of using the project to airport noise. No impacts are ex	•	and would n	ot expose p	people
b) The project is not located within the vicinity of residing on the project site or area to excessive nois				people
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
30. Railroad Noise	П			
NA A B C D				
Source: Riverside County General Plan Figure C-1 "Country Inspection	Circulation F	Plan", GIS d	atabase, C	On-site
Findings of Fact: The proposed project is not located within and there would no impact due to industrial nature of the pro		vicinity of an	existing rai	l road,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Highway Noise NA □ A ⊠ B □ C □ D □				\boxtimes
Source: On-site Inspection, Project Application Materials				
Findings of Fact: The proposed project is located within a	nnrovimatol	v 3 miles of	Interstate 1	0 but
there would no impact due to industrial nature of the project				o, but
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
<u> </u>				
32. Other Noise NA ☑ A ☐ B ☐ C ☐ D ☐				
Source: Project Application Materials, GIS database				
Findings of Fact: The project is not affected by other noise	impacts. The	ere will be no	impact.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. 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	1 1		\boxtimes	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
<u>Source</u> : Riverside County General Plan, Table N-1 ("Land Exposure"); Project Application Materials	d Use Comp	atibility for (Community	Noise
Findings of Fact:				
a) The project shall not create a substantial permanent project vicinity above levels existing without the pro- substantially increase ambient noise levels due to e and Vista Chino and Rio Del Sol Road within an exist are proposed. Therefore, impacts are less than significant.	ject. The prexisting traff sting industri	oposed dev ic noise aloi	elopment v ng Sierra D	vill not el Sol
 b) The proposed project may create a short-term tempo levels in the project vicinity above levels existing with including from equipment. However, the project w Ordinance No. 847; therefore, impacts are considered 	hout the pro ill be consi	ject during p stent with t	project oper	ations
c) The proposed project will not expose people to or genestablished in the local general plan, noise ordinapplicable standards of other agencies. Exterior not equal to 45 dB(A) 10-minute LEQ between the hours at all other times pursuant to County Ordinance No. 8 Levels). Therefore, impacts are expected to be less the standard or the proposed project.	nance (Cou lise levels v of 10:00 p.i 347 (COA's	nty Ordinan vill be limite m. to 7:00 a. 10.Planning.	ce No. 84 d to less th m., and 65	7), or nan or dB(A)
 d) The proposed project will not expose people to or georground-borne noise levels. Therefore, there is no in 		essive groun	ıd-borne vit	oration
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
PALEONTOLOGICAL RESOURCES				
 34. 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 "Paleo	entological S	ensitivity"		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Findings of Fact:				
However, should fossil remains be encountered,	all site earth	moving sha	II be cease	quired. d, the
County Paleontologist shall be notified, the application of the standard requirement for all projects that represent the standard therefore does not qualify as mitigation pursuant	ant shall reta may involve g	ain a qualific grading or g	ed paleonto round distur	d, the logist
County Paleontologist shall be notified, the application This is a standard requirement for all projects that re-	ant shall reta may involve g	ain a qualific grading or g	ed paleonto round distur	d, the logist
County Paleontologist shall be notified, the application is a standard requirement for all projects that rand therefore does not qualify as mitigation pursuan				

necessitating the construction of replacement housing elsewhere? Create a demand for additional housing, \boxtimes particularly housing affordable to households earning 80% or less of the County's median income? Displace substantial numbers of people, neces- \boxtimes sitating the construction of replacement housing elsewhere? d) Affect a County Redevelopment Project Area? Cumulatively exceed official regional or local e) \boxtimes population projections? Induce substantial population growth in an area, Ø 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, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the industrial nature of the project. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the industrial nature of the project with approximately 20 employees. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area including Thousand Palms and City of Palm Desert. Because the increase is so small, there will be no impact.

		lo pact
c)	The project site will not displace substantial numbers of people necessitating the constructi of replacement housing elsewhere due to commercial nature of the project. Therefore, there no impact.	
d)) The project is not located within or near a County Redevelopment Project Area. Therefo there is no impact.	re,
e)	The project for existing business with up to approximately 20 employees. This populati increase will not exceed official regional or local population projections and be less th significant.	
f)	The project will not induce substantial population growth in an area since the business would be for existing recycling processing facility with up to approximately 20 employees. Impartuould be less than significant.	
<u>Mitiga</u>	ation: No mitigation measures are required.	
Monito	toring: No monitoring measures are required.	
the pr altered impac	LIC SERVICES Would the project result in substantial adverse physical impacts associated wo provision of new or physically altered government facilities or the need for new or physically governmental facilities, the construction of which could cause significant environments, in order to maintain acceptable service ratios, response times or other performantatives for any of the public services:	ally ntal
36.	Fire Services	
Source	ce: Riverside County General Plan Safety Element	
<u>Findin</u>	ngs of Fact:	
Fire se	proposed recycling processing facility will have a less than significant impact on the demand services since the project provides adequate fire access along Sierra Del Sol Road with existit of wide driveway entrance. Fire protection improvements such as maintaining minimum requirect access (COA's 10.Fire.1 – Maintenance) shall be required.	ng
provis govern service	termore, the project will not result in substantial adverse physical impacts associated with to sion of new or physically altered government facilities or the need for new or physically alter remental facilities. As such, this project will not Fire Services' ability to maintain acceptal ce ratios, response times or other performance objectives for any of the public service efore, the impact is considered less than significant.	ed ble
<u>Mitiga</u>	ation: No mitigation measures are required.	
Monito	toring: No monitoring measures are required.	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan				
Findings of Fact:				
The Riverside County Sheriff's Department (RCSD) prov services to the project site. Similar to fire protection increase the demand for sheriff services in the project proposed project will create a less than significant impact	services, the area; howeve	proposed p r, due to its	roject will :	slightly
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
38. Schools			\boxtimes	
applicant is anticipated to be required to pay school fees of office trailer (COA 80.Planning.3 - School Fees). Therefore Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.	due to finalizati re, impacts are	on of install less than s	permit for e ignificant.	existing
39. Libraries				\boxtimes
Source: Riverside County General Plan Findings of Fact:				
The proposed project will not create an incremental dema require the provision of new or altered government f impact.	nd for library s acilities at thi	ervices. The	e project v refore, ther	vill not e is no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
40. Health Services				

	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
Findings of Fact:				
The use of the proposed project area would not cause a sittle existing project only contains approximately 20-worker parameters of County health centers. The project will not presult in the construction of new or physically altered health to	rs. The site physically al	is located value ter existing l	vithin the s nealth facili	ervice ties or
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?				\boxtimes
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				\boxtimes
Source: GIS database, Ord. No. 460, Section 10.35 (Reg Recreation Fees and Dedications), Ord. No. 659 (Establish Open Space Department Review	gulating the ning Develo	Division of pment Impac	Land – Pa ct Fees), Pa	rk and arks &
 a) The scope of the proposed project does not in recreational facilities that would have an adverse phyland is part of an existing industrial area. Therefore, 	ysical effect	on the envir	or expans	ion of ce the
b) Due to the relatively small size of the 25.0 acre site anticipated that the project could generate impacts Therefore, there would be no impact.				
 c) The project is not subject to Quimby fees at this generate habitable dwelling parcels. Thus, there is no 		o subdivisior	which do	es not
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
42. Recreational Trails				\square
Source: Riverside County General Plan Findings of Fact: The General Plan does not identify a Cla Del Sol Road, therefore, no impacts are anticipated. Mitigation: No mitigation measures are required.	ass I Bikew	ay/Regional	Trail along	
Monitoring: No mitigation measures are required				
TRANSPORTATION/TRAFFIC Would the project 43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
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?				\boxtimes
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?				
h) Result in inadequate emergency access or access to nearby uses?				
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

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

Findings of Fact:

- a) The proposed project for existing recycling processing facility will maintain vehicular traffic on the surrounding streets including Sierra Del Sol Road (78-foot right-of-way) within a sparsely developed industrial area of north Thousand Palms. However, the Transportation Department did not require a traffic study due to existing partial streets improvements and gravel roads. The project does not require additional ROW dedications or street improvements (COA 10.Trans.3-No Additional ROW). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to the 20 on-site parking spaces and approximately 1,964 incoming vehicles and 632 outbound trucks per month. Inbound recycling tonnage has averaged 11,839 tons with the outbound vehicles shipping out an average of 12,805 tons per month. A maximum of 450 trips per day may enter the yard. The project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3-TUMF) prior to any future building permits, which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 20 on-site spaces. With approximately 20 employees, a minimum of 20 spaces are provide (COA 90.PLANNING.1 Existing Parking Paving Material). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the County Service Area #152 to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

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
44. Bike Trails				
Source: Riverside County General Plan				
Findings of Fact: The General Plan does not identify a Claudel Sol Road or surrounding streets. Therefore there is no in		ay/Regional	Trail along	Sierra
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
TRIBAL CULTURAL RESOURCES Would the project				
a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.				
Source: Project Application Materials				
Findings of Fact:				
a-b) In compliance with Assembly Bill 52 (AB52), notification various local area tribes on April 27, 2017. No request to There are no known physical tribal cultural resources at the activities are limited to existing disturbed 25.0 acres of lart these reasons, there is anticipated to be no impact.	consult wa e project sit	is received r te, and any (egarding <i>A</i> ground dist	AB 52. urbing
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project	_			
46. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Coachella Valley Water District correspondence a	ınd Departı	ment of Envi	ronmental	Health
a) The proposed project is conditioned to be served Drinking Water) to all employees for drinking. The industrial use only (dust suppression). No expansion number of employees may not exceed 24 without would be less than significant.	e existing of water li	on site well ine facilities	is approv is propose	ed for d. The
b) It is anticipated that the project will have sufficient wa use of bottled water. Existing desert landscaping w Therefore, the impact is considered less than significated Mitigation: No mitigation measures are required.	ill limit imp			
Monitoring: No monitoring measures are required.				
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?			\boxtimes	
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 Revi	ew; Coac	hella Valley	Water I	District
Findings of Fact:				
 a) The proposed project is conditioned to be served accordance with Ord. No. 712 (COA 10. E Health.1 the construction of new waste water treatment faci anticipated. 	Portable To	oilets) and w	ould not re	sult in

	Potential Significa Impact	nt Significant	Less Than Significant Impact	No Impact
 b) The proposed project is anticipated to have adequate the proposed recycling processing facility due to required impacts are anticipated. 				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
48. 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)?			\boxtimes	
Source: Riverside County General Plan, Riverside correspondence	County	waste Man	agement	District
Findings of Fact:				
a-b) The project will generate less than significant trash w office trailer and existing recycling operations. Additionally, are located on the project site subject to review and Department.	adequate	e disposal facil	ities and s	ervices
The project includes conditions of approval by the Riverside for a 1) Maintenance and Restoration Agreement and 2) project (Conditions of Approval 20.WASTE.1-Mainten Maintenance/ Restoration Agreement) for concrete waste recommendation.	Bond wit	thin 90 days c	of approval	of the
Impacts are therefore less than significant.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
49. Utilities Would the project impact the following facilities requiring facilities or the expansion of existing facilities; the const environmental effects?				
a) Electricity?			\boxtimes	
b) Natural gas?				\boxtimes
c) Communications systems?			\boxtimes	
d) Storm water drainage?				
e) Street lighting?				

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads? g) Other governmental services?		Incorporated		
Source: Riverside County General Plan				
Findings of Fact:				
a,b,c) No letters have been received eliciting response substantial new facilities or expand facilities. The project electricity and telecommunications. Each of the utility systempacts are considered less than significant based on the support local systems. Compliance with the requirement telephone company will ensure that potential impacts to utility be a less than significant level of impact.	ct will require tems is availa a availability o ats of Souther	utility service ble at the pure of existing pure of the pure of th	es in the f roject site. ublic facilitie Edison a	orm of These es that nd the
d) The project would use existing storm water drainage along Rio Del Sol, Vista Chino Road, and Sierra De Transportation Department with less than significant impac	l Sol Road to			
e) Electricity is available at the project site. These impacts on the availability of existing public facilities that support lo		ed less than	significant	based
f) Based on data available at this time, no offsite utility improject. This impact is considered less than significant.	provements w	vill be require	ed to suppo	ort this
g) The project will not require additional government service	es. No impact			
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
50. Energy Conservation a) Would the project conflict with any adopted energiconservation plans?	у			
Source: Riverside County General Plan				
Findings of Fact:				
a-b) The proposed project would result in continuance of a land use would primarily increase electrical usage at a develop the site in a manner consistent with the County's property, and energy demands associated with the property and energy purveyors and can be accomismplementation is not anticipated to result in the need for energy generation facilities, the construction of which deffects.	minor level. General Plan bosed project modated as the construct	The proposland use de are addressney occur. Tation or expansion	ed project signations sed through herefore, pansion of e	would for the h long oroject xisting

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The State of California regulates energy consumption un Regulations with efficiency standards. As such, the developroject would not conflict with applicable energy conservation significant.	elopment and	d operation	of the pro	posed
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
OTHER				
51. Other: N/A				\boxtimes
Source: Staff review				
Findings of Fact: Not Applicable				
Mitigation: Not Applicable				
Monitoring: Not Applicable				
MANDATORY FINDINGS OF SIGNIFICANCE				
52. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	L			
Source: Staff review, Project Application Materials				
Findings of Fact: Implementation of the proposed project wo 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 endange examples of the major periods of California history or prehist	or wildlife sp eliminate a p red plant or a	ecies, cause plant or anim	a fish or value	wildlife nity, or
53. 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				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 25.0 acre site for proposed CUP for existing recycling processing facility for construction related wastes and two (2) acre contractor yard with proposed life of permit for the entire CUP up to 40-years. The site is surrounded by existing industrial land and vacant land and largely serves lower traffic volumes due to sparse development and customers who would normally visit this area with or without the recycling processing facility. Future development in the immediate vicinity is considered to be limited due to the lack of urban improvements. So impacts as result of the proposed project which demolition waste stream can vary with low to high activity with maximum capacity of 450,000 cubic yards of materials, impacts are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are partially improved and existing desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles and recycling equipment that access the property with 20 on-site parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

	Ooes the project have environmental effects that will ause substantial adverse effects on human beings,		
е	ither directly or indirectly?		
Source	: Staff review, project application		

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. **EARLIER ANALYSES**

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

Earlier Analyses Used, if any: CUP 3145, CUP 3145R1, CUP 3145R2

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

Location:

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

VII. **AUTHORITIES CITED**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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CONDITIONAL USE PERMIT Case #: CUP03745 Parcel: 648-030-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and related equipment including 70-foot by 70-foot water pond with booster station, 100-foot by 100-foot sorting pad for lumber, two (2) 40-foot by 50-foot shade structures, two (2) 10,000 gallon water tanks, and 15-foot by 15-foot fuel containment area, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property for approximately 200 vehicles and equipment pieces.ng as late as 9:00 p.m. No new building construction is proposed.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CIWMB). The facility is being permitted at 1,500 tons per day of all materials. The facility design capacity is based on the available area for stockpiling materials prior to processing, and the processing capacity of the processing equipment. The concrete/inerts area is approximately 270,000 square feet and can accommodate 276,000 tons on-site at any one time. The street sweepings, sod, dirt and dry well pumping's area is approximately 144,000 square feet and can accommodate 132,300 tons at any one time. The gypsum area comprises approximately 126,000 square feet and can accommodate approximately 36,000 tons on site at any one time. The construction waste receiving and sorting area comprises about 12,600 square feet and can accommodate

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10. GENERAL CONDITIONS

10. EVERY 1 USE - PROJECT DESCRIPTION (cont.)

RECOMMND

about 862 tons of mixed material at any one time. The area surrounding the construction waste processing area will be used for storage of roll-off containers (either empty or being used to stockpile recyclable materials).

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the CIWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the CIWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

The storage time for unprocessed inert material is approximately 6 months. The storage time for processed inert material is approximately one year. Individual material storage time will be set by the Transfer Processing Report as approved by Environmental Health Department and the California Integrated Waste Management Board. Storage times for all materials can be affected by type of recycling (hard to recycle Materials) and market conditions. Storage times are also limited by California State regulations.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3745 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A-1 and A-2 (site plan) and Exhibit C (floor plan).

10. EVERY. 4 USE - HOLD HARMLESS

RECOMMND

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

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

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - HOLD HARMLESS (cont.)

RECOMMND

and,

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

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.

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 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.

Riverside County LMS CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

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.

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

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10. GENERAL CONDITIONS

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

RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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 4574

10.BS GRADE. 20 USE - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

Riverside County LMS CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.)

RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10 BS GRADE. 23 USE - 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. 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 BS-BUILDING AND SAFETY

INEFFECT

THE BUILDING AND SAFETY DEPT RECOGNIZES THAT PLANS FOR GRADING WILL BE APPROVED FOR THIS RECYCLING CENTER.PERMITS FOR ALL ACCESSORY STRUCTUES AND OFFICE TRAILERS WILL NEED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN.THIS WILL INCLUDE BUILDING PERMITS FOR OFFICE TRAILERS WITH ADA COMPLIANCE ACCESSORY BLDGS AND STTORAGE BLDS AS PER EXHIBIT. FOUNDATION VERIFICATIONS BY ENGINEER WILL BE REQUIRED FOR ALL CWP STRUCTURES PERMITS CAN BE APPLIED FOR AT BLDG AND SAFETY IN THE PALM DESERT OFFICE OR IN RIVERSIDE 4080 LEMON ST 9TH FLOOR

10.BS PLNCK. 2 B&S SUBMITTAL REQUIREMENTS

RECOMMND

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be

CONDITIONAL USE PERMIT Case #: CUP03745 Parcel: 648-030-018

10. GENERAL CONDITIONS

10.BS PLNCK. 2 B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

considered as "Construction Without Permit" (CWP) and subject to the requirements below.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP). The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

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

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 B&S SUBMITTAL REQUIREMENTS (cont.) (cont.) RECOMMND

inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - PORTABLE TOILETS

RECOMMND

No plumbing is existing or proposed for this project. Portable toilets shall be provided to serve the facility employees and shall be maintained in accordance with Riverside County Ordinance 712. The portable toilets shall be located within 100' walking distance for the persons for whom they are furnished.

10.E HEALTH. 2 USE - DRINKING WATER

RECOMMND

Bottled water from an approved source shall be provided to all employees for drinking. The existing, onsite well is approved for industrial use (i.e. dust supression) only.

10.E HEALTH. 3 USE - FEWER THAN 25 EMPLOYEES

RECOMMND

The number of employees at this facility cannot exceed 24 without first obtaining a permit for a public water system from this Department or connecting to a municipal water system.

10.E HEALTH. 4 USE - HAZMAT BUSINESS PLAN

RECOMMND

If the permitted inventory or site map in the current hazmat business plan changes, an updated business plan must be submitted. Contact Nick Crain at (760) 863-8976 for additional information.

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10. GENERAL CONDITIONS

10.E HEALTH. 5 USE - CONTRACTOR'S YARD

RECOMMND

The following restrictions apply to the contractors yard:

- 1) A barrier or demarcations must be provided at the perimeter of the contractors yard to separate it from the permitted Solid Waste Facility.
- 2) No accumulation of material that can be processed at the permitted Solid Waste Facility shall be stored in the contractor's yard boundaries.
- 3) Any activities within the contractor's yard shall not interfer with the permitted Solid Waste Facility.
- 4) No storage of hazardous materials within the boundaries of the contractor's yard is allowed, without additional permitting from Hazardous Materials Division.

FIRE DEPARTMENT

10.FIRE. 1 USE- MAINTENANCE

RECOMMND

Maintenance on the following.
Gated Entrances. Gate openings shall be as wide as the minimum 20 foot required width of the access lane(s) entering and exiting the development. Gates shall be located at least 35 feet into the development property to allow a vehicle to stop without obstructing traffic on the road.

Fire Lanes- Certain designated areas will be required to be maintained as fire lanes and will require approved signs and/or stenciling in RED with CVC 22500.1 conspicuously posted.

Extinguishers (Light Hazard). Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture. If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.

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10. GENERAL CONDITIONS

10.FIRE. 1 USE- MAINTENANCE (cont.)

RECOMMND

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Knox Box or Knox Padlock is required(and available at our office for applications). If a padlock or knox box has already been installed provide keys to the Fire to be put in a locked position on a gate.

Display Address (Building) Display street numbers in a prominent location on the address side of building(s) and rear access if applicable. Numbers and letters shall be a minimum of 12 inches in height for building(s) up to 25 feet in height and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

Bill Wright has stated with Bob Mehring, that there is no composting or organic processing and the hazards of construction materials or sod can pose to emergency responders, the surrounding communities and the wildland area.

Maximum grid of piles and rows. Rows of piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50 foot wide clear space used for no other purpose. Exception, Push out area and fire protection equipment as approved by the fire code official.

Property Line Set Backs. If having piles, shall be separated from property lines a minimum of 10 feet. Increased set back distances may be required by local Zoning regulations.

Fire Flow/Water of the 2 existing fire hydrants shall be verified by Fire Systems Inspector. The minimum fire flow shall be no less than 1500 GPM @ 20 PSI for a minimum of two (2) hour duration.

Fire Hydrant(s). Water supply is required for fire hydrant(s) to be within at least one 2 half inch outlet shall be located within 500 feet of all pile edges (1000 foot spacing). Fire hydrant(s) shall be set back a minimum of 20 feet from any pile. When using an on-site water storage tank, required fire hydrant(s) may be located on the tank. Signs, minimum of 4 inch high letters, shall be posted at all fire hydrant outlets stating WATER FOR FIRE DEPARTMENT USE ONLY.

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10. GENERAL CONDITIONS

10.FIRE. 1 USE- MAINTENANCE (cont.) (cont.)

RECOMMND

Fire Department Access Roads. Facilities with over 200 cubic yards shall provide a minimum, most weather, 20 foot wide fire department access road extending to and around the perimeter of all pile grids shall be provided. Cross aisle access width of a minimum 20 feet shall be provided. The access road shall be of sufficient width to allow for a 40 foot inside turning radius at all turns in the road. All access roads shall have a vertical clearance of thirteen feet six inches (13 feet 6 inches).

Turnarounds. Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads exceed 150 feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road.

NonAgricultural Land. The maximum amount of material on any parcel shall not exceed 200 cubic yards. Piles shall not exceed six (6) feet in height and 10 cubic yards per pile. Pile Separation Distance. Pile separation distance for sod shall be a minimum of 15 feet between adjacent piles.

Building permits are required on existing building(s) and may be required to have a Fire Final Inspection(if one originally was not given).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 03745 is a proposal to re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The site includes accessory structures, office trailer, and outdoor storage of trucks and equipment with 20 on-site parking. Additionally the CUP proposes a separate contractor equipment and material storage yard on an approximate 2 acre portion of the 25 acres site at the westerly portion of the property. The property is located on the west side of Sierra Del Sol, and north of 28th Ave in the Thousand Palms area.

This site is subject to alluvial fan type flooding from a 145-acre watershed to the north. No buildings are proposed for this permit. Stockpiled material shall be oriented

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

north south and the flow-through area(s) shall be provided in the north-south direction. The width of all flow-through areas shall be a minimum of 50 percent of the property's east-west dimension. The flow-through area shall be labeled "flood hazard area" and kept free of all buildings and obstructions. Automobile parking is permissible in this area, however it should be noted the vehicles stored in this area may receive damage caused by flooding even in the small storm events.

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 - 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.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10 PLANNING. 4 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 Riverside County Ordinance No. 460, and any other pertinent ordinance.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the 4'x8' main entrance sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10 PLANNING. 7 USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval for a Solid Waste Facility Permit (SWFP) from the Local Enforcement Agency (LEA) or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 8 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. 9 USE - PREVENT DUST & BLOWSAND

RECOMMND

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

10.PLANNING. 11 USE - 90 DAYS TO PROTEST

RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The

Riverside County LMS CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - 90 DAYS TO PROTEST (cont.)

RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10 PLANNING. 12 USE - CAUSES FOR REVOCATION

RECOMMND

- In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.
- 10.PLANNING. 13 USE CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, the County may begin the process of abandonment of the permit.

10.PLANNING. 14 USE - LOW PALEO

INEFFECT

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.

CONDITIONAL USE PERMIT Case #: CUP03745 Parcel: 648-030-018

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - LOW PALEO (cont.)

INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO00900 ACCEPTED

RECOMMND

The project site is located within an Alquist-Priolo Earthquake Fault Zone.

County Geologic Report No. 900 was previously prepared for a portion of the site. This report only covered the siting of a water tank within the Earthquake Fault Zone. report determined that active fault traces associated with the San Andreas Fault Zone traverse the northeast corner of the site, either underlying or adjacent to the water tank. As indicated on Exhibit A, the water tank shall be relocated outside the Alquist-Priolo Earthquake Fault Zone. No human occupancy structures shall be located within the limits of the Alquist-Priolo Earthquake Fault Zone on this property. If in the future, the applicant proposes to construct human occupancy structures within the limits of the Alquist-Priolo Earthquake Fault Zone on this property, a site-specific, subsurface geologic/fault investigation shall be prepared to evaluate the potential for surface fault rupture with respect to the proposed human occupancy The report resulting from this investigation structures. shall be submitted, along with appropriate review fees, to the County Chief Engineering Geologist for review and approval prior to approval of the human occupancy structures.

Note: The applicant/owner submitted documentation (May 4, 2005 letter from Robert Mehring to Dave Jones and October 11, 1991 letter from Robert Mehring to Mr. Bacon) that indicates the existing office trailer and shade structure are to be utilized at a level below 2000 man hours.

10.PLANNING. 16 USE - HUMAN REMAINS

RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The

CONDITIONAL USE PERMIT Case #: CUP03745 Parcel: 648-030-018

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - HUMAN REMAINS (cont.)

RECOMMND

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

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

"Relinquishment of Native American human remains and associated items to the descendants for treatment.
"Other culturally appropriate treatment.

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - HUMAN REMAINS (cont.) (cont.) RECOMMND

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

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. ?The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 17 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

accomplished.

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

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

10.PLANNING. 18 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. 19 USE - CLOSURE CLEAN UP

RECOMMND

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

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10 PLANNING. 21 USE - MAX PILE HEIGHT

RECOMMND

The outdoor piles of materials located within the property shall not exceed a height of 30 feet:

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10. GENERAL CONDITIONS

10. PLANNING. 22 USE - NO BURNING

RECOMMND

No burning of any description shall be permitted at any time.

10.PLANNING. 23 USE - NO/JUNK/WRECKING YARD

RECOMMND

No approval is given by this permit for a junk, wrecking, dismantling or salvage yard as defined by Section 21.40 of Ordinance No. 348.

No dump site is approved by this conditional use permit:

10.PLANNING. 25 USE - DAILY CAPACITY

RECOMMND

The maximum capacity per day of all materials accepted within this property shall be 1,500 tons; the project design capacity shall be as established by the related Solid Waste Facility Permit.

10.PLANNING. 26 USE - CARETAKER'S QUARTER'S

RECOMMND

Should a caretaker's quarter's be requested, a substantial conformance pursuant to Section 18.43 shall be approved by the Planning Department prior to the installation of any such dwelling.

10 PLANNING. 27 USE - LOT LINE SETBACKS

RECOMMND

A minimum 20 foot setback shall be maintained at all times for storage materials, finished materials, piles, and equipment storage from all exterior lot lines.

10.PLANNING. 28 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.

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TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEBSITE

RECOMMND

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

10.TRANS. 3

USE - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Sierra Del Sol since adequate right-of-way exists.

10.TRANS. 4

USE - NO ADD'L ROAD IMPRVMNTS

RECOMMND

No additional road improvements will be required at this time.

10.TRANS. 9

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

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

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.)

RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 USE-CONTRACTORS YARD BOUNDARY

RECOMMND

The applicant is required to do the following:

Within 60 days of approval of this project a permanent or semi-permanent barrier must be constructed at the perimeter of the contractor's yard to keep it seperated from the Solid Waste Facility:

FIRE DEPARTMENT

20.FIRE. 1 MAP* -FIELD INSPECTION

RECOMMND

Fire Inspection will consist of:

- 1. Maintenance of public road to be clear of dirt/sand/debris. (Verifying fire access).
- 2. 2 hydrants to be opened and verify water pressure and in a working manner for The Fire Department.
- 3. Fire Systems Inspector Tom Cervantes will be performing a field inspection on November 8th at 11:00 a.m.
- 4. If fire filed inspection is approved, we will approve the proposed re-permit for the existing facility.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3745 shall terminate on July 1, 2057. This permit shall thereafter be null and void and of no effect whatsoever.

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20. PRIOR TO A CERTAIN DATE

WASTE DEPARTMENT

20.WASTE. 1 USE - MAINT/RESTORATION BOND

RECOMMND

Within 3 months after CUP approval or upon initiation of the expanded recycling and processing facility, whichever comes first, the applicant shall provide and maintain in force during the life of the Conditional Use Permit a maintenance assurance, clean up/restoration bond, or other acceptable assurance, approved by the County. The Surety must be licensed in the State of California. The financial assurance shall provide maintenance assurance, restoration, clean up or environmental remediation to the site property or adjoining parcels in the event processing activities, or other related activities at the facility, cause environmental damage, or necessitates County's assistance with environmental remediation or clean-up.

20.WASTE. 2 USE - MAINT/RESTORATION AGRMNT

RECOMMND

Within 3 months after CUP approval or initiation of expanded site operations, whichever comes first, the applicant/facility operator shall enter into a æMaintenance, Restoration and Remediation AgreementÆ with the Riverside County Department of Waste Resources. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE, 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.)

RECOMMND

GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

60 BS GRADE. 15 USE -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED (cont.)

RECOMMND

- 1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".
- 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.
- 60.BS GRADE. 16 USE-TRANS& CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading planand hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 18 USE - IF WOMP 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 approved water quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

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

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 648-030-006, 648-030-017, 648-030-018. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PARCEL MERGR REOD (1) (cont.) RECOMMND

months of Planning Department approval. The proposed parcel shall comply with the development standards of the M-SC zone.

60 PLANNING. 2 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3745, 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.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days:

60 TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

WASTE DEPARTMENT

60.WASTE. 1 USE - COMPLIANCE WITH COND.

RECOMMND

If grading will occur, prior to grading permit issuance, the applicant shall obtain clearance from the Riverside County Department of Waste Resources documenting compliance with measures addressed in conditions of approval 20.WASTE.001 û MAINT/RESTORATION BOND and 20.WASTE.002 û MAINT/RESTORATION AGRMNT.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL

RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

his/her certification of the project.

- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LIGHTING PLANS

RECOMMND

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

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

RECOMMND

Prior 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 Assessor Parcel Nos. 648-030-006, 648-030-017, and 636-030-018. 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 M-SC zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.1 is satisfied.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 4 USE - FEE BALANCE

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90 PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

RECOMMND

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

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - IF WOMP 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 structural BMPs described in the project - specific WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - IF WQMP REQUIRED (cont.)

RECOMMND

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. 1 USE - EXIST PARKING PAVING MAT

RECOMMND

A minimum of 20 parking spaces shall be maintained as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite and/or to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 4 USE - EXISTING STRUCTURES

RECOMMND

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

90 PLANNING. 5 USE - EXIST CHAIN-LINK FENCE

RECOMMND

A minimum six (6) foot high chain-link fence shall be maintained along the entire perimeter of the entire 25 acre site. The required fence shall be subject to the approval of the Building and Safety Department.

90.PLANNING. 6 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3745 has been calculated to be 2.0 net acres (contractor yard).

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.

90.PLANNING. 7 USE - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementiond condition of approval. The Project Area for Conditional Use Permit No. 3745 is calculated to be 2.0 net acres (contractor yard). In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.





Coachella Valley Water District

Directors:
John P. Powell Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

Jim Barrett, General Manager Robert Cheng, Assistant General Manager Sylvia Bermudez, Clerk of the Board

Best 8est & Kneger LLP Attorneys

August 11, 2016

File: 0163.1 0421.1 0721.1 1150.11 Geo. 040606-4 PZ. 16-7356

Jay Olivas Riverside County Planning Department 77599 El Duna Ct., Suite H Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3745, Desert Recycling

27105 Sierra Del Sol, Thousand Palms

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

Approval of CUP 3745 to re-permit the existing recycling facility does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth one foot on Federal Flood Insurance rate maps, which are in effect at this time.

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

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

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

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

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

3

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

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

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

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

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

Sincerely,

Carrie Oliphant

Assistant Director of Engineering

Carrie Oliphant

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

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



August 11, 2016

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

Robert Mehring 46258 Club Terrace Drive Indian Wells, CA 92210

RM; ms\Eng\Dev Srvs\2016\Aug\DRL PZ 16-7356 Desert Recycling.doc



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services Carlsbad Fish and Wildlife Office 6010 Hidden Valley Road



MAY 0 5 2006

In Reply Refer To. FWS-ERIV-4869.1

Mr. Robert Mehring 46-258 Club Terrace Dr. Indian Wells, California 92210

MAY 1 1 2006

Subject:

APNs 648-030-006, 648-030-017, 648-030-018

Dear Mr. Mehring:

The U.S. Fish and Wildlife Service has determined that the subject parcels are not located within the sand transport area for the Coachella Valley Preserve and National Wildlife Refuge. Sand transport in this area is primarily fluvial. A site visit on May 4, 2006 determined that the subject parcels are outside the floodplain of the wash immediately to the west of the parcels. Thank you for contacting us regarding this matter.

The Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration received by the Service on April 17, 2006 from the Riverside County Planning Department identified three parcels: 648-030-006, 648-030-018, and 648-030-019. After speaking with yourself and the County, it was established that 648-030-019 was erroneously listed in the Notice when 648-030-017 should have been listed instead. This letter does not approve activities on parcel 648-030-019.

Any questions regarding this correspondence can be directed to Tyler Grant of my staff at (760) 431-9440. Please refer to FWS-ERIV-4869.1 in any future correspondence regarding this project.

Sincerely,

Therese O'Rourke Assistant Field Supervisor

cc: Maurice Borrows, County of Riverside Planning Department Paul Clark, County of Riverside, TLMA Kim Nicol, CDFG



February 8, 2005

ARNA SCHWARZENEGGER, Governor

CALFUNIA

State of California - The Resources Agency

DEPARTMENT OF FISH AND GAME 78078 Country Club Dr., Ste. 109 Bermuda Dunes, CA 92201



Mr. Bill Wright
WEW Construction, INC.
P.O. Box 444
Thousand Palms CA 92276

Dear Mr. Wright,

Upon review of your location and the plans for parcel #648-030-006, the Department has determined that you will not need a California Endangered Species Act (CESA) incidental take permit from the California Department of Fish and Game (Department) for take of Coachella Valley fringe-toed lizards. Your project site does not contain habitat for the species and therefore will not result in take under CESA. No further authorizations are necessary from the Department for construction of your project. If you have further questions please feel free to call me at (760) 771-9174.

Sincerely, J. Kom

Eddy S. Konno Associate Biologist



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

May 5, 2017

Heather Thomson, Archaeologist Riverside County Planning Department 4080 Lemon St., 12th Floor P.O. Box 1409 Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03745, EA42877)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03745 and EA42877. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project is located within the Chemehuevi Traditional Use Area. To our knowledge, no new construction is proposed for this project, so we currently have no interest in this project. If there are any changes to this project or if there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately, and the appropriate agency and tribe(s), and the THPO should be notified.

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely

Anthony Madrigal, Jr.

Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist Jay Olivas, Riverside County Planning Department



PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Twenty- Nine Palms Band of Mission Indians Darrell Mike, Tribal Chairman 46-200 Harrison Place Coachelfa, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 27, 2017 to <a href="https://http

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3745 — EA42877 — Applicant: Robert Mehring — Engineer: Pacific Engineering - Fourth Supervisorial District — Thousand Palms Zoning District — Western Coachella Valley Area Plan: Light Industrial (LI) — Location: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road — 25 Acres — Zoning: Manufacturing Service Commercial (M-SC)

REQUEST: To re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The existing recycling facility collects demolition and mixed construction debris, concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, and drywell pumping's. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The site includes accessory structures, office trailer and outdoor storage of trucks and equipment with 20 on-site parking spaces. Additionally, the CUP proposes a separate contractors equipment and materials storage yard on approximate 2 acre portion of the 25 acre site at westerly portion of the property. The CUP proposes a 30-year permit life to July 1, 2046. No new construction is proposed. APN's 648-030-006, 648-030-0017, and 648-030-018. Related Cases: CUP03145, CUP03145R1, and CUP03145R2.

Sincerely,

PLANNING DEPARTMENT

Riverside Office • 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 • Fax (951) 955-3157 Desert Office · 77588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7040 Heather Thomson, Archaeologist

Obashu Thousan

Email CC: Jay Olivas, Jolivas@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Agua Caliente Band of Cahuilla Indians Pattie Garcia-Plotkin, THPO 5401 Dinah Shore Drive Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 27, 2017 to <a href="https://doi.org/https://doi.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Charle Showson

Email CC: Jay Olivas, Jolivas@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Cabazon Band of Mission Indians Jacquelyn Barnum 84-245 Indio Springs Parkway Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Oboshu Shonson

Email CC: Jay Olivas, Jolivas@rivco.org



PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Cahuilla Band of Indians Anthony Madrigal 52701 Highway 371 Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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Sincerely,

PLANNING DEPARTMENT

Riverside Office • 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 • Fax (951) 955-3157 Desert Office · 77588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7040 Heather Thomson, Archaeologist

Charles Shonson

Email CC: Jay Olivas, Jolivas@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Oboshu Shonson

Email CC: Jay Olivas, Jolivas@rivco.org



PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Oboshu Showson

Email CC: Jay Olivas, Jolivas@rivco.org



PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org



PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

April 27, 2017

Michael Mirelez, Cultural resource Coordinator Torres Martinez Desert Cahuilla Indians P.O. Box 1160 Thermal, CA 92274

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3745 – EA42877 – Applicant: Robert Mehring – Engineer: Pacific Engineering - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) – Location: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing Service Commercial (M-SC)

REQUEST: To re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The existing recycling facility collects demolition and mixed construction debris, concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, and drywell pumping's. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The site includes accessory structures, office trailer and outdoor storage of trucks and equipment with 20 on-site parking spaces. Additionally, the CUP proposes a separate contractors equipment and materials storage yard on approximate 2 acre portion of the 25 acre site at westerly portion of the property. The CUP proposes a 30-year permit life to July 1, 2046. No new construction is proposed. APN's 648-030-006, 648-030-0017, and 648-030-018. Related Cases: CUP03145, CUP03145R1, and CUP03145R2.

Sincerely,

PLANNING DEPARTMENT

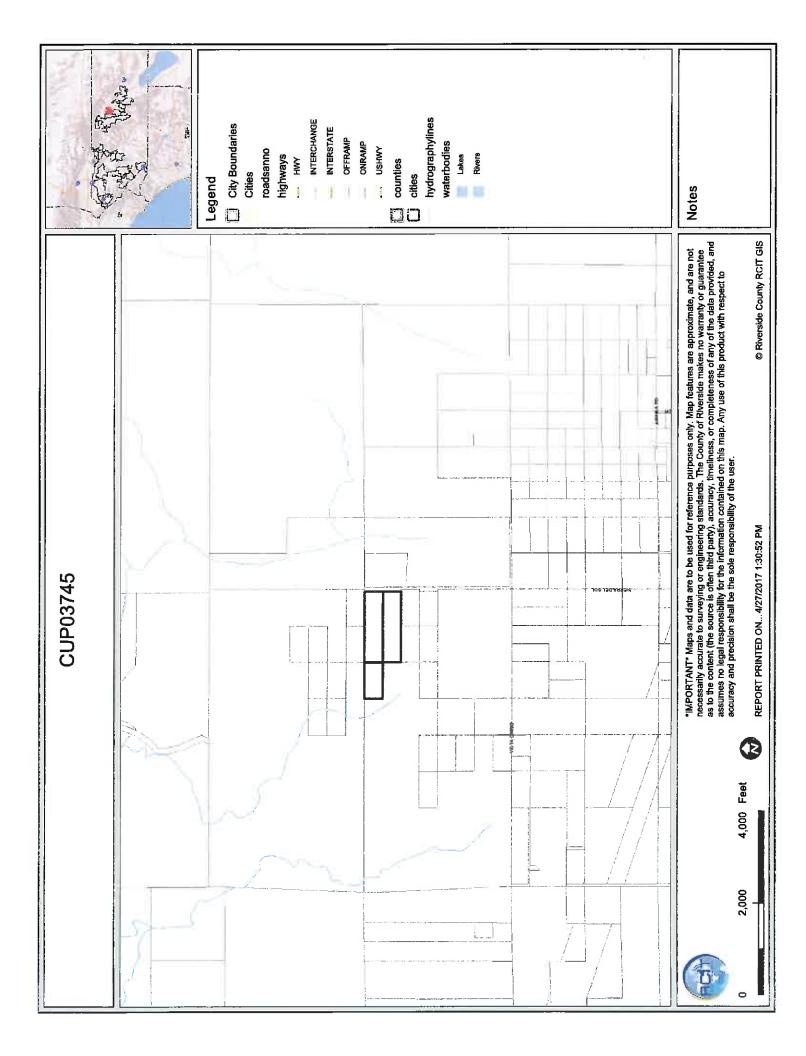
Oboshu Shonson

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

hydrographylines INTERCHANGE City Boundaries INTERSTATE OFFRAMP ONRAMP waterbodies USHWY roadsanno highways Υ¥ counties Cities cities Legend Notes 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 County RCIT GIS *IMPORTANT* Maps and data are to be used for reference purposes only. Map features are approximate, and are not REPORT PRINTED ON... 4/27/2017 1:28:27 PM CUP03745 B 1,666 Feet 833





INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Robert Mehring and Stephanie Mehring, Trustees of the Robert Mehring and Stephanie Mehring Revocable Trust dated July 7, 2005 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 648-030-017, 648-030-018 and 648-030-006 ("PROPERTY"); and,

WHEREAS, on February 16, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3745 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. Indemnification. PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

- 2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.
- 3. Representation and Payment for Legal Services Rendered. COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.
- 4. Payment for COUNTY's LITIGATION Costs. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."
- 5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:

Office of County Counsel Attn: Melissa Cushman 3960 Orange Street, Suite 500 Riverside, CA 92501 PROPERTY OWNER: Robert & Stephanie Mehring, Trustees 46-258 Club Terrace Dr. Indian Wells, CA 92210

- 7. **Default and Termination**. This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:
 - a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
 - b. Rescind any PROJECT approvals previously granted;
 - c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

- 8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.
- 9. Complete Agreement/Governing Law. This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.
- 10. Successors and Assigns. The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

- 11. Amendment and Waiver. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
- 12. Severability. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 13. Survival of Indemnification. The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
- 14. Interpretation. The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
- 15. Captions and Headings. The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- 16. Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
- 17. Counterparts; Facsimile & Electronic Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

- Joint and Several Liability. In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
- 19. Effective Date. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one

date, then the last date the Agreement is signed by a	party shall be the effective date.
IN WITNESS WHEREOF, the parties Agreement to be executed by their authorized representations.	
COUNTY: COUNTY OF RIVERSIDE, a political subdivision of the State of California By: Charissa Leach Assistant Director of TLMA – Community Deve	FORM APPROVED COUNTY OF BY: MELISSA R. CUSHMAN
Dated: 11/6/17	
PROPERTY OWNER: Robert Mehring and Stephanic Mehring, Trustee Stephanic Mehring Revocable Trust dated July 7, 20 By: Robert Mehring Trustee	
Dated: 1-11-17	
By: Stephanie Mehring Trustee Dated:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certific document to which this certificate is attached, and not t	ate verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
State of California) County of RIVERSIDE)	
On JULY 1777 2017 before me NA	Here Insert Name and Title of the Officer HEING AND STEPHANE
personally appeared ROBERT ME	HRING AND STEPHAME Name(s) of Signer(s)
MEHRING	
subscribed to the within instrument and acknow	evidence to be the person(s) whose name(s) is are vielded to me that he/she/they executed the same in his/her/their signature(s) on the instrument the person(s), cted, executed the instrument.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
NAYAN P. GHELANI COMM. #2174611 Notary Public - California	WITNESS my hand and official seal.
Notary Public - California RIVERSIDE My App. Bohne Dac. 31, 2020	Signature Signature of Notary Public
Place Notary Seal Above	PTIONAL
Though this section is optional, completing this fraudulent reattachment of this	s information can deter alteration of the document or is form to an unintended document.
Description of Attached Document Title or Type of Document: NDEMNIF Number of Pages: Signer(s) Other The	ANP(CM(TV7) CATION Document Date: an Named Above:
Capacity(ies) Claimed by Signer(s)	
Signer's Name: □ Corporate Officer — Title(s):	_ Signer's Name:
☐ Partner — ☐ Limited ☐ General	□ Partner - □ Limited □ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
Other: Signer Is Representing:	_ □ Other: Signer Is Representing:
	_



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: RECYCLING FACILITY PROCESSING
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 11.1 C
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:
APPLICATION INFORMATION
Applicant's Name: ROBERT MEHRING E-Mail: BOBMENING @ MSU.com
Mailing Address: 46-258 CUB TEVRACE BV-
INDIAN WELLS CA 92210
City State ZiP
Daytime Phone No: (760) 902-9818 Fax No: (760) 200-3967
Engineer/Representative's Name: Lyon SHINOHARA E-Mail: Paceng Egmail, Con
Mailing Address: 28-200 UIA UAS PHUMAS
THOUSAND FALMS CA 92276
City State ZIP
Daytime Phone No: (760) 346-4264 Fax No: ()
Property Owner's Name: ROBERT MENVING E-Mail: BOR MENVING & MSN.(OM
Mailing Address: 46-258 CLUB TEVIACE Dr.
INDIAN WELLS CAY 92210
Daytime Phone No: (760) 902-9818 Fax No: (760) 200-3967

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811 Desert Office · 77-588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555 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 hignatures are not acceptable.
ROBERT MEHRING WWW VV
PRINTED NAME 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.
ROBERT MEHRING HOWW W
STEPHANIE WEHRING STEPHANIE 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:
Assessor's Parcel Number(s): <u>648-030-006</u> 648-030-017 648 030-018
Section: 6 Township: 4 South Range: 6 EAST

APPLICATION FOR LAND USE PROJECT
Approximate Gross Acreage: 25 ACVES
General location (nearby or cross streets): North of <u>VISTA CHINO</u> , South of <u>NIA</u> , East of <u>Rio Del Sol</u> , West of <u>Sierra Del Sol</u>
Thomas Brothers map, edition year, page number, and coordinates: 2006 758 D4
Project Description: (describe the proposed project in detail)
REVISION OF CUP 3145 R2 - ADDING CONTRACTORS TOURPMENT & MATCHIALS STORAGE AND APX 2 ACKES
Related cases filed in conjunction with this application:
CUP 3145
Is there a previous application filed on the same site: Yes 🔀 No 🗌
If yes, provide Case No(s). CUP3145 R2 (Parcel Map, Zone Change, etc.)
E.A. No. (if known) 40088 E.J.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 \(\sum \) No \(\sum \)
If yes, indicate the type of report(s) and provide a copy:
Is water service available at the project site: Yes No No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 2.5 M1/ES
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes \(\subseteq \) No \(\subseteq \)
Is sewer service available at the site? Yes No No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 2.5 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: N/A

Desert Recycling, Inc. Business Plan

The recycling facility was first permitted in March of 1992, on 20 acres, as a green waste concrete/asphalt rubble recycling facility. In September of 1999 we converted to a construction materials recycling facility and in July of 2006 we added 5 acres for sorting mixed construction debris, construction lumber storage and processing and equipment storage. We also obtained permits for a Solid Waste Facility Permit with the Transfer/Processing Facility (MRF) permitted operations. We are the only full service construction materials recycling facility in the Coachella Valley. The site is designed to receive 1,500 tons per day or 38,000 tons per month. The maximum capacity of the site is 450,000 cubic yards of materials.

The site has been owned and operated by Robert and Stephanie Mehring from its inception. Our goal has been to provide a conveniently located facility in the Central Coachella Valley to help, as mandated by AB 939, to recycle 50% of the valley waste stream. We have played a major role in the effort having recycled on average over 100,000 tons per year.

We process on site the following materials:

- 1. Street sweeping debris is screened and becomes fill dirt.
- 2. Concrete asphalt rubble crushed into Class II base.
- 3. Dry wall crushed and screened into gypsum as a soil amendment.
- 4. Construction lumber ground into boiler fuel.
- 5. Mixed constructions debris sorted to divert recyclables.

Mixed construction debris is sorted on our sorting slab and recyclables are processed on site or shipped to processing facilities. As a result of the economic downturn in 2008 prices for road base, wood, plastic, metal, fill dirt and cardboard prices have been on a downward trend. To adjust to this loss of revenue we have raised our prices for incoming materials. This additional revenue has allowed us to improve our profitability and make up for the lost revenue on the sale of our recyclable products.

New mandates coming in the near future, such as AB 2355, will require local agencies to use recycled paving material. The 2010 California Green Building Stands Code requires projects to recycling 50% of non-hazardous construction and demolition debris. The State of California is suggesting we divert 75% of our waste stream by 2020. With increased population growth and legislative pressure to reduce our waste volumes, we see steady growth in our future. Also the State is providing programs to help create markets for the recyclables. Over the last 24 years we have seen many changes in the processing and development of markets for our products.

In addition to expanding our recycling efforts we have also added end dump and rolloff trucking service for our customers. We currently have 5 trucks. This service has increased our gross revenue by 20% and increased our ability to better meet

our customers needs. In addition we also offer concrete washout containers and roll off box service.

During the recession of 2008 we experienced a dramatic decrease of revenue requiring we cut cost in all areas. We had to lay off two employees and cut back expenditures as much as possible. Today we have fully recovered and are experiencing growth and economic prosperity. We have been able to add over 8 employees, and are currently employing 20 full time workers.

Were permitted for 450 vehicles per day entering our yard. We keep a log of incoming and out going vehicles and in 2014 we had 1,625 vehicles per month, bringing in materials and 455 vehicles per month shipping our finished products or trash. The trend for 2015 is upward as we have averaged 1,964 incoming vehicles and 632 outbound. In 2014 the inbound trucks delivered a monthly average tonnage of 8,461. Outbound trucks averaged 14,360 tons per month. For 2015 the inbound tonnage has averaged 11,839 tons with the outbound vehicles shipping out an average of 12,805 tons per month. Our current recycling (diversion) rate is averaging 99% of all materials received.

The construction and demolition waste stream can vary dramatically with the local economy. During our last boom in housing some experts estimate that our waste stream of C & D was over 50% of the total. During more normal times of growth this waste stream is projected to be around 25% to 30% of the total waste stream. The state wide average of C & D materials is 22% but in higher growth area, such as the Coachella Valley, the percentage can dramatically increase. In an effort to reach the goal of diverting 75% of our waste, more C & D materials will need to be recycled. The low hanging fruit has been picked and mixed construction debris will be important to collect, to increase the valley diversion rate. In the future we see more of this material coming into our facility and the need for us to invest in additional equipment to more efficiently separate these materials. Currently the only waste hauler bringing mixed construction debris into our yard is Desert Valley Disposal. They have a special program with the City of Desert Hot Springs to capture the construction waste to help the city meet their 50% goal.

In addition to local projects we have recycled many thousand of ton of waste from the high desert. We are one of the closest facilities to that area and have recycled 100% of the waste from various large projects on the Twenty Nine Palms Marine Base. On these projects we provide waste bins as well as our disposal site.

Over the last 24 years of operation the biggest challenge has been the lack of markets for the recyclables. It's fairly easy to collect the material and process but if you cannot complete the loop by finding the end user the process stops. Getting support from local agencies has been a challenge. One such agency is Riverside County Transportation. This agency required a higher specification for class II base

then Cal Trans. We are approved as a vendor but due to their policy of not preapproving our stockpile and requiring an R factor of 80 two points higher then Cal Trans. This is difficult to consistently achieve. On some tests we come in at 79, so our customers feel it is to risky to chance as the cost to pick up delivered base would be prohibitive. Our paving contractors all prefer recycled base over virgin material, as it is more angular and compacts easier, costs less and you get more coverage with recycled material as it weighs less per ton and finally it helps save our landfill space. With these arguments over the years we have convinced most jurisdictions that we have a superior product. We have delivered our base to many large projects like the new Walmart in Indio, the Indian Wells Tennis Stadium, Interstate 10 bridge projects to include, North Indian Avenue, Gene Autry, Date Palm, Monterey and currently Jefferson St. We have a reputation for a quality product and many loyal customers.

We are open to the public between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m.–2:00 p.m. on Saturday, and closed to the public on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. Maintenance activities may occur as late as 9:00 p.m. The Facility is closed on all major holidays (New Years Day, Fourth of July, Thanksgiving, and Christmas). Portable and permanent outdoor lighting will be provided for those activities occurring during times of insufficient natural light.

For detailed information on the operation of our facility we can offer copies of our Transfer Processing Report and Facility Report. These documents have been recently updated and give great detailed information on our operations.

For further information and photos on our Thousand Palms recycling facility visit our web site at Desertrecycling.net.

SOLID WASTE	FACILIT	Y PERMI	Y PERMIT Facility Number: 33-AA-0309			
1. Name and Street Address of Facility:	2. Name and Mai	ling Address of Operato	r: 3. Name ai	nd Mailing Addres	s of Owner:	
Desert Recycling, Inc. 27105 Sierra Del Sol Thousand Palms, CA 92276	Robert Mehring ert Recycling, Inc. P.O. Box 207 and Palms, CA 92276		Robert and Step 46258 Club Terr Indian Wells	race Drive		
4. Specifications:						
a. Permitted Operations: Solid	Waste Disposal Site		Transfe	ormation Facility		
× Transf	er/Processing Facility	(MRF)	× CDI Tr	ansfer Processing	Facility	
☐ Comp	osting Facility (MSW	//green material/C&G)				
	The facility is closed Report.	Facility Operating Hot on all major holidays a ombined materials see	as described in the Fac		Transfer Processing	
_	50 Vehicles per Day		VOLIGITION 1 7 4.7			
e. Key Design Parameters (Detailed	parameters are show	wn on site plans beari	ng EA and CalRecy	cie validations):		
То	tal	Disposal	Transfer/Processing	Composting	Transformation	
Permitted Area (in acres) 2	5	N/A	25	N/A	N/A	
Design Capacity (cu.yds)			Street Sweepings 108,000 Construction/ Demolition 246,000 Gypsum			
			96,000			
pon a significant change in design or oper dings and conditions are integral parts of						
5. Approval:			Agency Name and A			
Approving Officer Signature		K	verside County Depar 3880 Lemo	n Street Suite 200		
Steve Van Stockum, Director Riverside County Environmental Health				de, CA 92501		
7. Date Received by CalRecycle:		8. CalRecycle Co	ncurrence Date:			

10. Permit Review Due Date:

APRIL 21, 2021

March 10, 2016

9. Permit Issued Date:

APRIL 21, 7016

April 6, 2016

11. Owner/Operator Transfer Date:

SOLID WASTE FACILITY PERMIT

Facility Number:

33-AA-0309

12. Legal Description of Facility:

The legal description of this facility is APN# 648-030-006 N1/2 of NE1/4 of N/W1/2 of SE1/4 of Section 6 T4S, R6E SBBM APN# 648-030-017/018 N1/2 & S1/2 of N1/2 of NE1/4 of SE1/4 Section 6 T4S, R6E SBBM

13. Findings:

- a. This permit is consistent with the Riverside County Integrated Waste Management Plan, which was approved by CalRecycle on August 4, 2004. The location of the facility is identified in the Nondisposal Facility Element, pursuant to Public Resources Code (PRC), Section 50001(a).
- b. This permit is consistent with the standards adopted by CalRecycle, pursuant to PRC 44010.
- c. The design and operation of the facility is consistent with the State Minimum Standards for Solid Waste Handling and Disposal as determine by the enforcement agency, pursuant to PRC 44009.
- d. The Riverside County Fire Department has determined that the facility is in conformance with applicable fire standards, pursuant to PRC, 44151.
- e. A Mitigated Negative Declaration, EA No.40088 was filed with the State Clearinghouse SCH #2006041083 and certified by the Board of Supervisors on July 11, 2006. The Mitigated Negative Declaration describes and supports the design and operation which will be authorized by the issuance of this permit. A Notice of Determination was filed with the County Clerk on July 24, 2006. Addendum to the Mitigated Negative Declaration dated December 7, 2007 was filed with CalRecycle

14. Prohibitions:

The permittee is prohibited from accepting the following wastes:

Hazardous, radioactive, medical (as defined in Chapter 6.1, Division 20 of the Health and Safety Code), liquid, designated, or other waster requiring special treatment or handling, except as identified in the Report of Facility Information and approved amendments thereto and as approved by the enforcement agency.

15. The following documents describe and/or restrict the operation of this facility:

	Date		Date
Report of Facility	January 2016	Mitigated Negative Declaration EA #40088 SCH #2006041083	July 2006
Transfer Processing Report (TPR)	January 2016	SCAQMD Permit# 133718/133719	August 2006
Conditional Use Permit (CUP) #03145R2	July 2006	Addendum to Mitigated Negative Declaration EA #40088	December 2007

Facility Number:

33-AA-0309

SOLID WASTE FACILITY PERMIT

16. Self Monitoring:

The owner/operator shall submit the results of all self monitoring programs to the Enforcement Agency within 30 days of the end of the reporting period (for example, 1^{st} quarter = January - March, the report is due by April 30, etc.. Information required on an annual basis shall be submitted with the 4^{th} quarter monitoring report, unless otherwise stated.)

	Program	Reporting Frequency
a.	The types and quantities (in tons) of waste, including separated or commingled recyclables, entering the facility per day.	Quarterly
b.	The types and quantities (in tons) of material leaving the facility per day.	Quarterly
c.	The number and types of vehicles using the facility per day.	Quarterly
d.	Results of the hazardous waste load checking program, including the quantities and types of hazardous wastes, medical wastes or otherwise prohibited wastes found in the waste stream and the disposition of these materials.	Quarterly
e.	Copies of all written complaints regarding this facility and the operator's actions taken to resolve these complaints.	Quarterly

SOLID WASTE FACILITY PERMIT

Facility Number:

33-AA-0309

17. Enforcement Agency (EA) Conditions:

- a. The operator shall comply with all State Minimum Standards for solid waste handling and disposal as specified in Title 14 and/or 27 California Code of Regulations.
- b. The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, explosions, the discharge and disposition of hazardous or unpermitted wastes, and significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The log shall be available to site personnel and the EA at all times.
- c. Additional information concerning the design and operation of the facility shall be furnished upon request and within the time frame specified by the EA.
- d. The maximum permitted daily tonnage for this facility is 1,500 tons per day (street sweepings are limited to 135 tpd), and shall not receive more than this amount without a revision of this permit. The facility is permitted to receive the following non-hazardous waste: street sweepings, sod and dirt, dry well pumping's, inert materials, mixed construction and demolition materials and gypsum.
- e. This permit is subject to review by the EA and may be temporarily suspended or revoked at any time by the EA for sufficient cause, in accordance with Division 30 of the Public Resource Code, Part 4, Chapter 4, Article 2, Sections 44305 et seq and associated regulations.
- f. The EA reserves the right to suspend or modify waste receiving and handling operations due to an emergency, a potential health hazard, or the creation of a public nuisance.
- g. Any change that would cause the design or operation of the facility not to conform to the terms and conditions of this permit is prohibited. Such a change may be considered a significant change, requiring a permit revision. In no case shall the operator implement any change without first submitting a written notice of the proposed change, in the form of an RFI amendment, to the EA at least 180 days in advance of the change.
- h. The operator shall maintain a copy of this permit during normal business hours. In addition the Facility Report, Transfer Processing Report (TPR) and tonnage reports shall be maintained on-site.
- i. Adequate lighting shall be provided when natural lighting is insufficient to safely conduct operations.
- The operator shall follow the appropriate regulations for each type of material accepted.
- k. The storage times for materials listed in table 2-1 of the Facility Report shall be followed.
- 1. The design capacity enumerated in the Facility Report (Table2-2) and the TPR (Table 2-1) for each type of material shall not be exceeded.
- m. The operator shall maintain a formal load checking hazardous waste monitoring program that is approved by the enforcement agency. The operator shall provide employee training to address the recognition and proper response to hazardous material incidents.
- n. All contaminants processed from street sweepings, construction/demolition/inert sorting, sod/dirt and gypsum screening shall be removed from the site to an approved disposal location within (7) seven days.
- o. The operator shall maintain and make available upon request for inspections for the enforcement agency and CalRecycle, all correspondence and reports provided to other regulatory agencies that have jurisdiction over the design and operations of the facility.

NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside CountyLand Use Ordinance No. 348, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3745 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42877 - Owner/Applicant: Robert Mehring - Representative: Robert Mehring - Fourth Supervisorial District - Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) - Location: Northerly of Vista Chino Road, westerly of Sierra Del Road, and easterly of Rio Del Sol Road - 25 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and equipment, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

TIME OF HEARING: 9:30 am or as soon as possible thereafter

DATE OF HEARING: **NOVEMBER 15, 2017**

PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING

Coachella Valley Water District - Administration Board Room

75515 Hovley Lane East, Palm Desert, CA 92211

For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivasz@rivco.org, or go to the County Planning Department's Planning Commission 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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Jay Olivas

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

PROPERTY OWNERS CERTIFICATION FORM

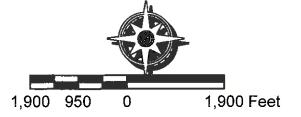
I, VINNIE NGUYEN certify that on October 05, 2017,
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers CUP03745 for
Company or Individual's Name
Distance buffered 2400'
Pursuant to application requirements furnished by the Riverside County Planning Department.
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge. I
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
TITLE: GIS Analyst
ADDRESS: 4080 Lemon Street 9 TH Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

CUP03745 (2400 feet buffer)



Selected Parcels

648-020-001	648-030-003	648-030-007	648-030-020	648-050-002	648-130-001	648-160-008	648-020-005	648-030-015	648-030-019
648-050-003	648-110-018	648-130-011	648-130-009	648-130-010	648-160-002	648-030-010	648-050-012	648-040-001	648-050-013
648-130-002	648-030-005	648-030-002	648-030-011	648-160-001	648-030-021	648-020-002	648-020-007	648-030-012	648-020-003
648-020-006	648-130-008	648-020-004	648-030-006	648-030-017	648-030-018	648-020-008	648-040-002	648-030-001	648-030-004
648-020-009	648-030-016								



ASMT: 648020001, APN: 648020001

ALAN SHAPIRO P O BOX 3439

OAKHURST CA 93644

ASMT: 648020002, APN: 648020002

MARGARITA DEL TORO, ETAL 30-705 CALLE HELENE

THOUSAND PALMS CA 92276

ASMT: 648020006, APN: 648020006

RHODA LE VINE EUGENE LEVINE 8023 READING AVE

LOS ANGELES CA 90045

ASMT: 648020007, APN: 648020007

JUAN RIOS, ETAL 30910 ROSEVIEW LN

THOUSAND PLMS CA 92276

ASMT: 648020008, APN: 648020008

ROQUI GALINDO 26955 SIERRA DEL SOL THOUSAND PLMS, CA. 92276

ASMT: 648030001, APN: 648030001

STEVEN HARGAN 2502 MORONGO TR

PALM SPRINGS CA 92264

ASMT: 648030002, APN: 648030002

GEORGE RAYMOND C/O GARY RAYMOND 2406 SIRIUS ST

THOUSAND OAKS CA 91360

ASMT: 648030003, APN: 648030003

ALEXANDER SHAMMAS C/O GEORGE SHAMMAS 2710 AUGUSTA ST

SAN LUIS OBISPO CA 93401

ASMT: 648030004, APN: 648030004

DENISE LEFFERT, ETAL 16740 VALERIO ST VAN NUYS CA 91406

ASMT: 648030005, APN: 648030005

TERI REYNOLDS, ETAL 35065 COUNTRY GREEN LN

STEAMBOAT SPRINGS CO 80487

ASMT: 648030007, APN: 648030007

BARBARA CIOCH

32296 WELLS FARGO DR THOUSAND PLMS CA 92276

ASMT: 648030010, APN: 648030010

BRANDON RHODES, ETAL 31180 DESERT PALM

THOUSAND PALMS CA 92276

ASMT: 648030011, APN: 648030011

JANICE SOUTHWORTH, ETAL

42795 KANSAS ST

PALM DESERT CA 92211

ASMT: 648030012, APN: 648030012

ANNA ANDREASEN, ETAL 69807 BROOKVIEW WAY

CATHEDRAL CITY CA 92234

ASMT: 648030016, APN: 648030016

USA 648 UNKNOWN ASMT: 648050013, APN: 648050013

END OF THE ROAD 14150 VINE PL CERRITOS CA 90703

ASMT: 648030018, APN: 648030018 STEPHANIE MEHRING, ETAL 46258 CLUB TERRACE DR INDIAN WELLS CA 92210 ASMT: 648130002, APN: 648130002

ROSA SORIA, ETAL 31225 DESERT MOON DR THOUSAND PALMS CA 92276

ASMT: 648030020, APN: 648030020

C V W D P O BOX 1058 COACHELLA CA 92236 ASMT: 648130008, APN: 648130008

LINDA CASTRO, ETAL

P O BOX 122

THOUSAND PLMS CA 92276

ASMT: 648030021, APN: 648030021 JERE COSTELLO 1937 W 169TH ST

1937 W 1691H ST GARDENA CA 90247 ASMT: 648130010, APN: 648130010
GAME WILDLIFE CONSERVATION, ETAL

C/O WILLIAM L GALLUP 1807 13TH ST NO 103 SACRAMENTO CA 95814

ASMT: 648040002, APN: 648040002

STATE OF CALIFORNIA

C/O COACHELLA VALLEY MTN CONSERVANCY

73710 FRED WARING DR 205 PALM DESERT CA 92260 ASMT: 648130011, APN: 648130011

COACHELLA VALLEY CONSERVATION COMMISSION

73710 FRED WARING NO 200 PALM DESERT CA 92260

ASMT: 648050002, APN: 648050002

CENTER FOR NATURAL LANDS MANAGEMENT

27258 VIA INDUSTRIA STE B TEMECULA CA 92590 ASMT: 648160001, APN: 648160001

JACKIE MOSS

900 S WINDSOR BLV LOS ANGELES CA 90019

ASMT: 648050012, APN: 648050012 E L YEAGER CONST CO INC

C/O YEAGER SKANSKA INC 1995 AGUA MANSA RD

RIVERSIDE CA 92509

ASMT: 648160002, APN: 648160002

PAMELA ALMS, ETAL 38703 VISTA DR

CATHEDRAL CY CA 92234

ASMT: 648160008, APN: 648160008 COACHELLA VALLEY CONSERVATION COMM 73710 FRED WARING STE 200 PALM DESERT CA 92260



PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

TO:	☐ Office of Planning and Research (P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	OPR) FROM:	Riverside County Planning Department 4080 Lernon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409	⊠	77588 Ei Duna Ct Palm Desert, California 92211
SUB.	_ ,	on in compliance with Section :	21152 of the California Public Resources (Code.	
	2877 CONDITIONAL USE PERMIT Not Title/Case Numbers	O. 3745	 	<u>.</u>	
-		760.06	2 7050		
County	Olivas ty Contact Person				
N/A State 0	Clearinghouse Number (if submitted to the State C	learinghouse)			- · · · · · · · · · · · · · · · ·
Robe	ert Mehring	<u>71366</u>	Biskza Road, Rancho Mirage CA 92270		
•	ct Applicant	Address			
North Project	<u>h of Vista Chino, East of Rio Del Sol, V</u> et Location	Vest of Sierra Dei Sol			
Cond	ditional Use Permit for existing 25 acre	concrete waste recycling facili	ty including two acre contractor yard on 2	асге р	ortion of the 25 acre site.
has n	is to advise that the Riverside County made the following determinations reg The project WILL NOT have a signific	arding that project:	lead agency, has approved the above-re	eferenc	ed project on <u>November 15, 2017</u> , an
3. 4 , 5	A Negative Declaration was prepared the independent judgment of the Lead Mitigation measures WERE NOT mad A Mitigation Monitoring and Reporting A statement of Overriding Considerati Findings were made pursuant to the p	I Agency. le a condition of the approval o Plan/Program WAS NOT adop ons WAS NOT adopted for the	oted.	Quality	/ Act (\$2,216.25+ \$50.00) and reflects
	is to certify that the Negative Declara ning Department, 77588 El Duna Ct. F		s, and record of project approval is availa	ible to	the general public at: Riverside Count
	Bitu	Project F		_	
. .	Signature		Title		Date
DM/dm	Received for Filing and Posting at OP m Revised 9/25/2017 nning Case Files-Riverside office\CUP03745\PC D		 		
P	Please charge deposit fee case#: ZEA42		TY CLERK'S USE ONLY	_	



PLANNING DEPARTMENT

NEGATIVE DECLARATION

	Project/Case Number: CONDITIONAL USE PERMIT NO. 3745
	Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.
	PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).
	COMPLETED/REVIEWED BY:
	By: Jay Olivas Title: Project Planner Date: October 20, 2017
	Applicant/Project Sponsor: Robert Mehring Date Submitted: April 22, 2016
	ADOPTED BY: Planning Commission
	Person Verifying Adoption: Date:
	The 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 Jay Olivas at 760-863-8271.
	Revised: 08/01/17 Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Negative_Declaration.docx
?/ea	ase charge deposit fee case#: ZEA42877 ZCFG06249 FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE O* REPRINTED * 11600627 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

4080 Lemon Street Second Floor

39493 Los Alamos Road

38686 El Cerrito Rd

Suite A

Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 955-3200

(951) 694-5242

Received from: MEHRING ROBERT

\$50.00

paid by: CK 8710

EA42877/CUP03745

paid towards: CFG06249

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

Feb 24, 2016 JCMITCHE posting date Feb 24, 2016

Account Code 658353120100208100

Description CF&G TRUST: RECORD FEES

Amount \$50.00

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