

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 2, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3521 – (Mitigated Negative Declaration) – Applicant: Michael Dunn – Engineer/Representative: California Regional Engineering, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Wild Pony Road, southerly of Mission Boulevard, easterly of Agate Street, and westerly of Vernon Avenue – 2.30 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit proposes to construct a self storage facility consisting of five (5) buildings with a total building area of 70,896 square feet including 14,443 square feet (17%) of landscaping and five (5) parking spaces on a 2.30 gross (1.93 net) acre site. – APN: 171-101-073

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 24, 2009.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41003**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3521**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db
[initials]

Prev. Agn. Ref.

District: Second

Agenda Number:

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Conference

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Agenda Item No.: 8.2
Area Map: Jurupa
Zoning: Glen Avon District
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: June 24, 2009

Conditional Use Permit No. 3521
E.A. Number: 41003
Applicant: Michael Dunn
Engineer/Representative: California
Regional Engineering, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3521 proposes to construct a self storage facility consisting of five (5) buildings with a total building area of 70,896 square feet including 14,443 square feet (17%) of landscaping and five (5) parking spaces on a 2.30 gross (1.93 net) acre site.

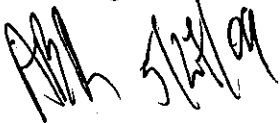
The project site is located in the Community of Glen Avon of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of Wild Pony Road, southerly of Mission Boulevard, easterly of Agate Street, and westerly of Vernon Avenue.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Vacant Land |
| 2. Surrounding Land Use (Ex. #1): | Commercial to the north and east, Single Family Residence to south, and Vacant Land to the west. |
| 3. Existing Zoning (Ex. #2): | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #2): | General Commercial (C-1/C-P) to the north, east, west, and Residential Agriculture (R-A) to the south. |
| 5. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, west, and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the south. |
| 7. Project Data: | Total Acreage: 2.30 Gross / 1.93 Net
Total Number of Buildings: 5
Total Building Area: 70,896 Square Feet
Total Landscape Area: 14,443 Sq. Ft. (17%)
Total Parking Spaces: 5 |
| 8. Environmental Concerns: | See attached Environmental Assessment No. 41003 |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41003**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,



APPROVAL of **CONDITIONAL USE PERMIT NO. 3521**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan including the applicable Policy Areas.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of the Jurupa Valley Project Area (JVPA) (Glen Avon sub-area).
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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 project site is designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, self storage facility, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, west, and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the south.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, self storage facility, is a permitted use, subject to approval of a conditional use permit in the General Commercial (C-1/C-P) zone.
6. The proposed use, self storage facility, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, east, west, and Residential Agriculture (R-A) to the south.

8. Within the vicinity of the proposed project there is Commercial to the north and east, Single Family Residence to south, and Vacant Land to the west.
9. The proposed project meets the requirements of the Mission Boulevard Policy of the Jurupa Area Plan.
10. The Economic Development Agency (EDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (Glen Avon sub-area).
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. Environmental Assessment No. 41003 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality
 - d. Recreation

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

INFORMATIONAL ITEMS:

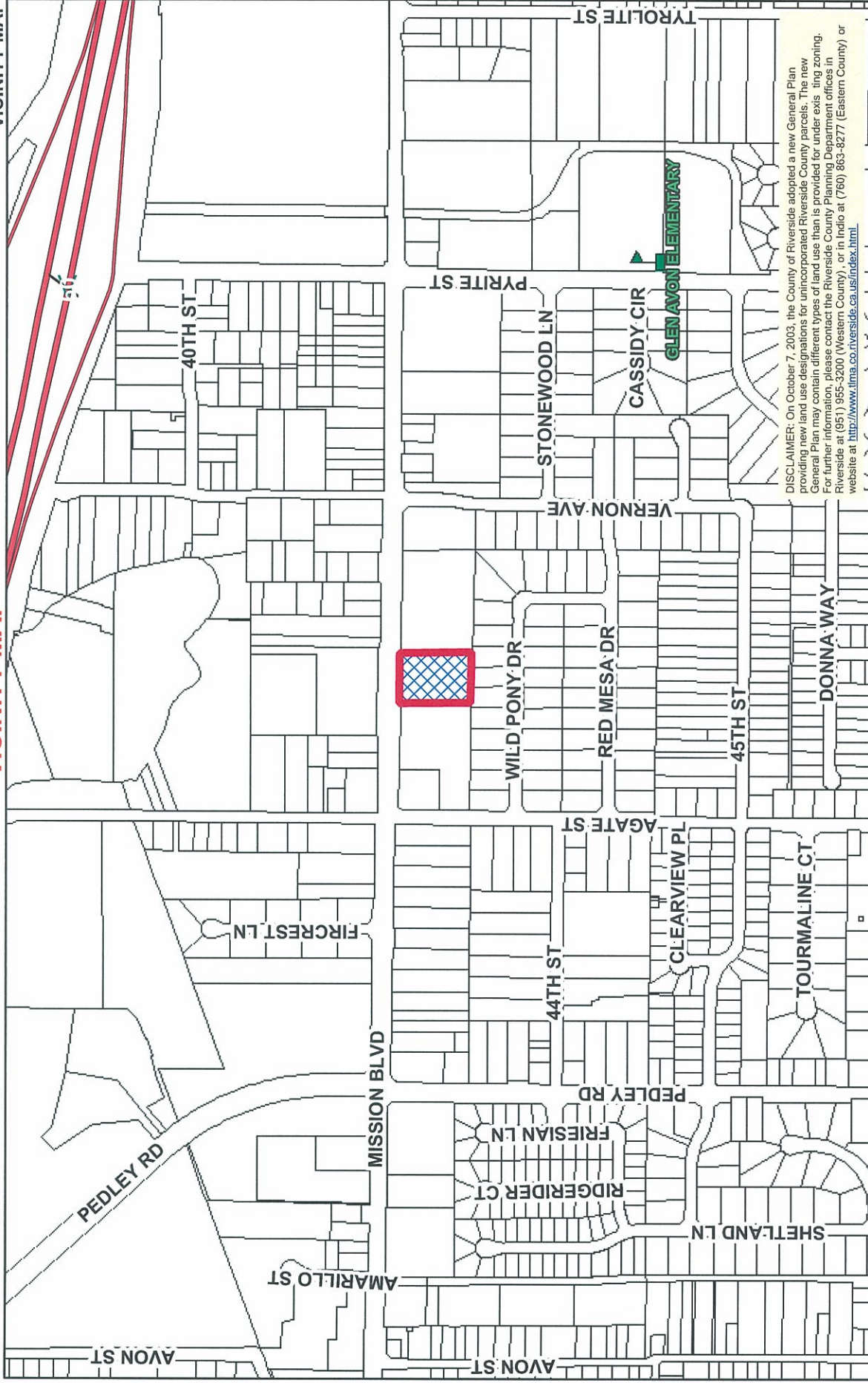
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. A High Fire area;
 - e. A County Fault Zone;
 - f. A WRCMSHCP Criteria Cell;
 - g. An Agricultural Preserve;
 - h. An Airport Influence Area;
 - i. A Flood Zone;
 - j. An Area Drainage Plan Area; or,
 - k. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. A Circulation Element Right-Of-Way (Secondary 100' ROW);
 - e. The Mission Boulevard Policy Area;
 - f. The Jurupa Valley Redevelopment Project Area (Glen Avon sub-area);
 - g. The Jurupa Community Service District;

- h. A High Paleontological Potential (High A);
 - i. An Area High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 171-101-073.

Supervisor Tavaglione
District 2
Date Drawn: 4/30/09

CUP03521 VICINITY MAP

Planner: Christian Hinojosa
Date: 6/24/09
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glev Avon
Township/Range: T2SR6W
Section: 12

Assessors
Bk. Pg. 171-10
Thomas
Bros. Pg. 644 F7



Supervisor: Tavaglione
District: 2
Date Drawn: 4/30/09

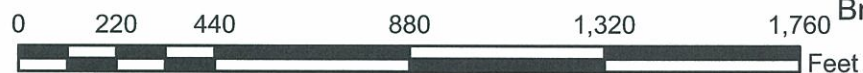
CUP03521
DEVELOPMENT OPPORTUNITY

Planner: Christian Hinojosa
Date: 6/24/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12

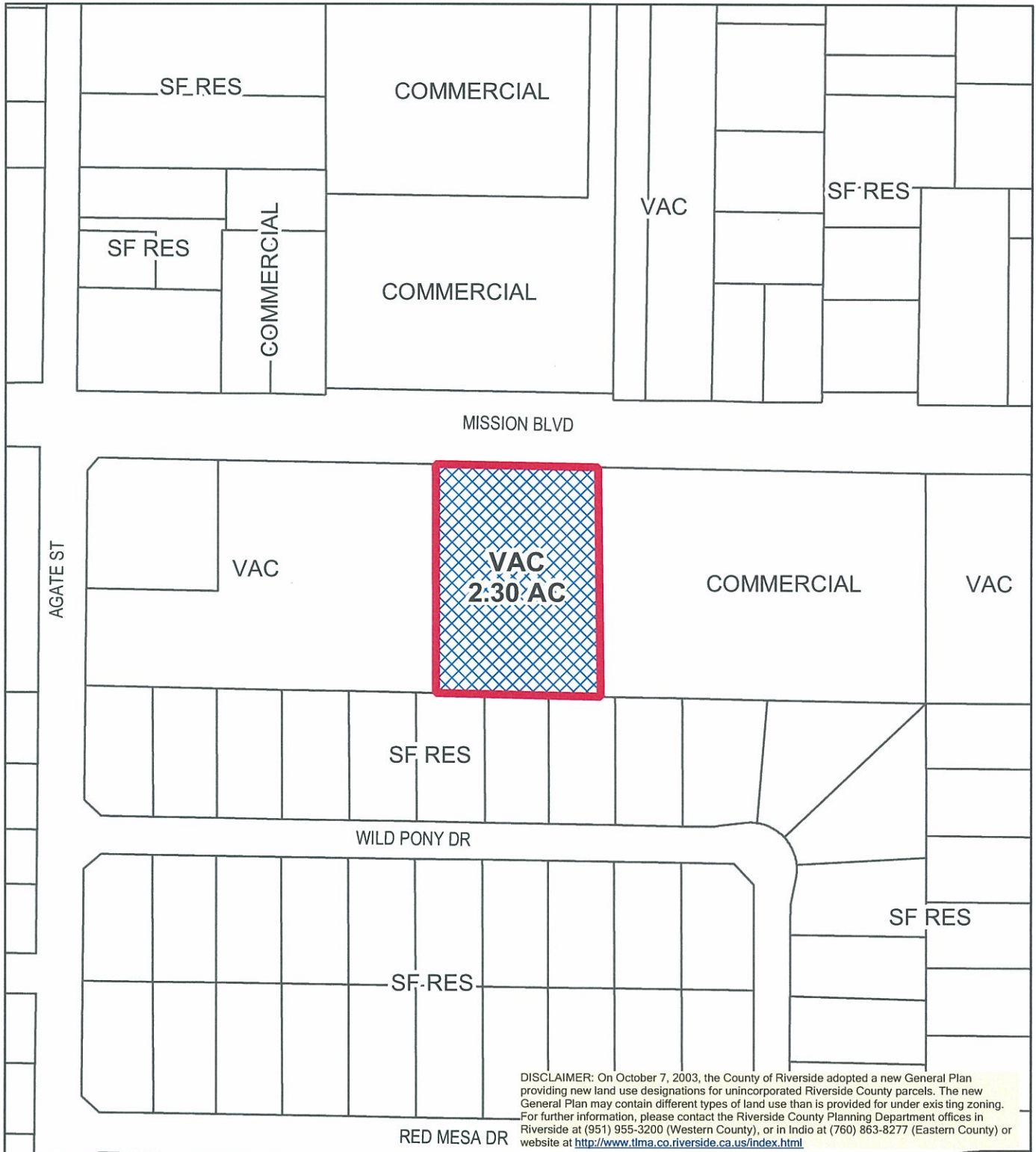


Assessors
Bk. Pg. 171-10
Thomas
Bros. Pg. 644 F7

Supervisor: Tavaglione
District: 2
Date Drawn: 4/30/09

CUP03521
Land Use

Planner: Christian Hinojosa
Date: 6/24/09
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12



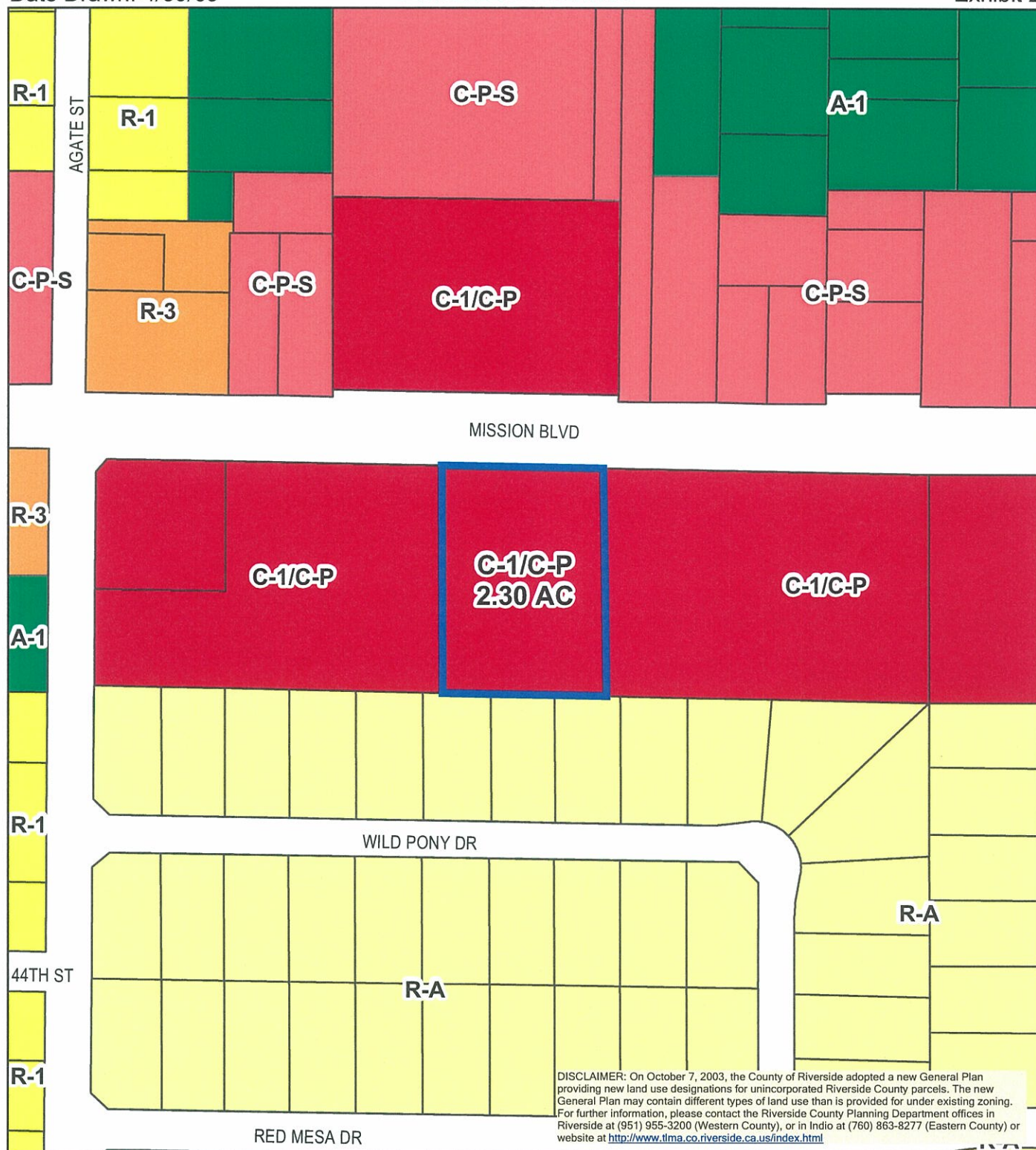
Assessors
Bk. Pg. 171-10
Thomas
Bros. Pg. 644 F7



Supervisor: Tavaglione
District: 2
Date Drawn: 4/30/09

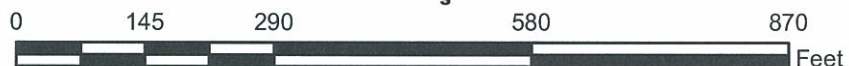
CUP03521
EXISTING ZONING

Planner: Christian Hinojosa
Date: 6/24/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12

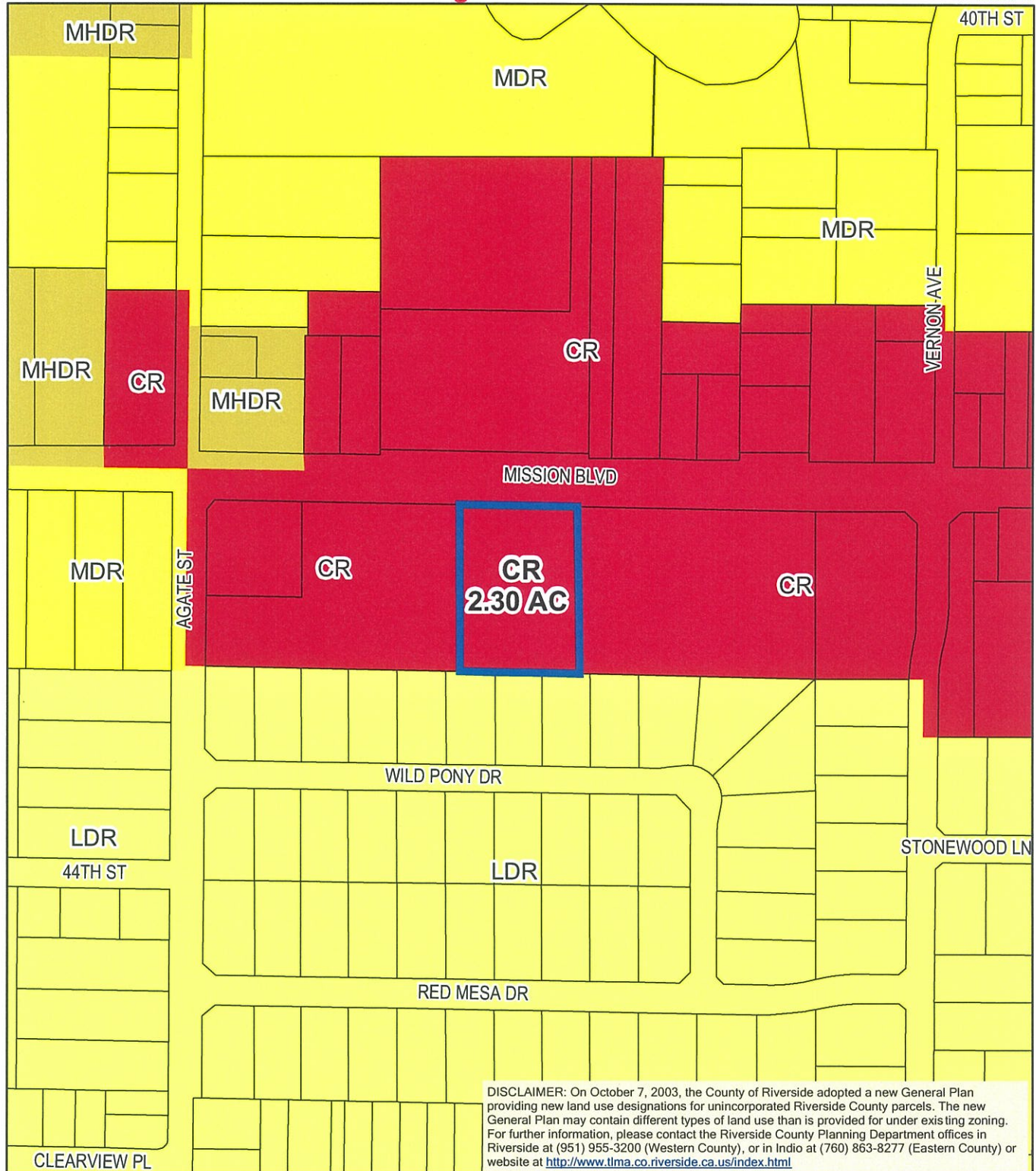


Assessors
Bk. Pg. 171-10
Thomas
Bros. Pg. 644 F7

Supervisor: Tavaglione
District: 2
Date Drawn: 4/30/09

CUP03521
Existing General Plan

Planner: Christian Hinojosa
Date: 6/24/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12

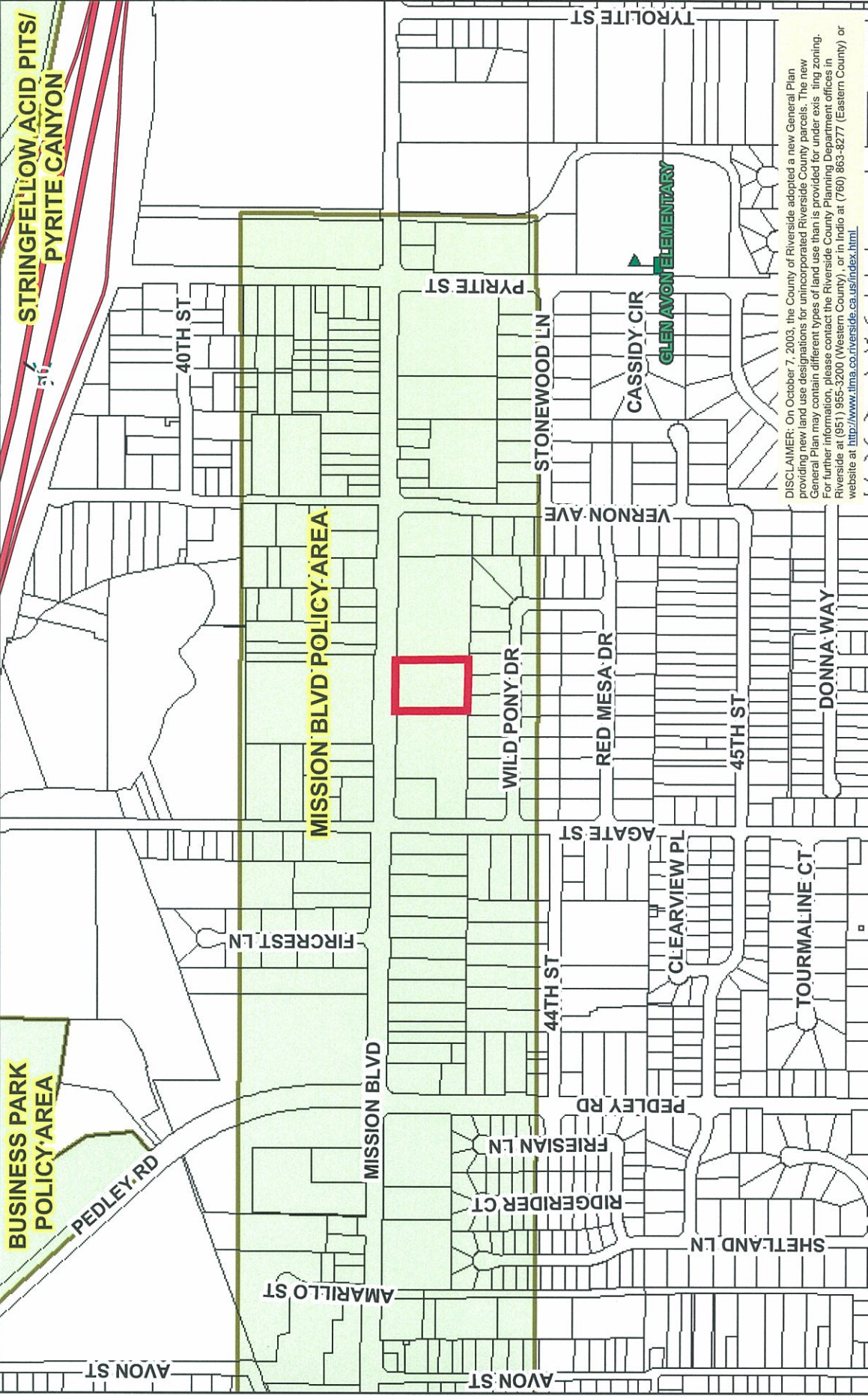


Assessors
Bk. Pg. 171-10
Thomas
Bros. Pg. 644 F7

CUP03521

Planner: Christian Hinojosa
Date: 6/24/09
Exhibit 8

Supervisor Tavaglione
District 2
Date Drawn: 4/30/09



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 12

Assessors
Bk. Pg. 171-10
Thomas
Bros. Pg. 644 F7





CLIENT

MR. MIKE DUNN

PROJECT TITLE

MISSION SELF-STORAGE FACILITY

A.P.N. 171-101-073-7,
CUP NO. 3521
MISSION BLVD.
RIVERSIDE COUNTY, CALIFORNIA

SHEET TITLE

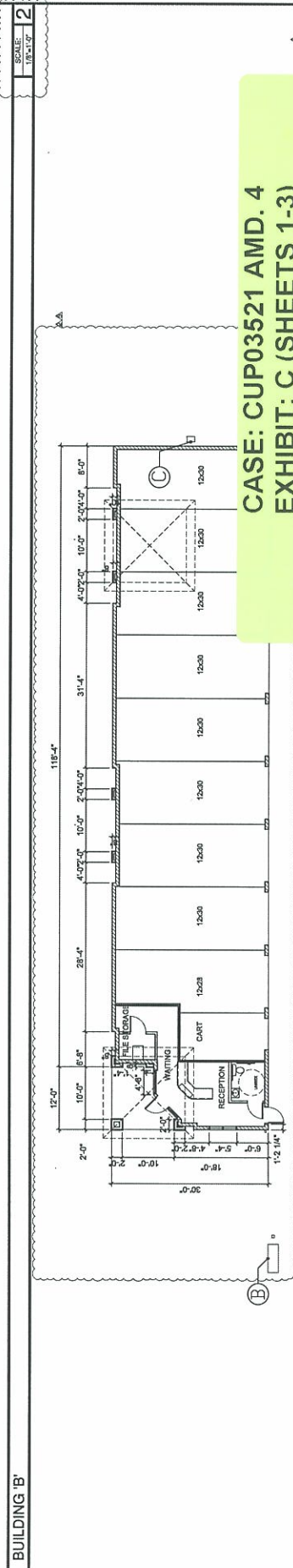
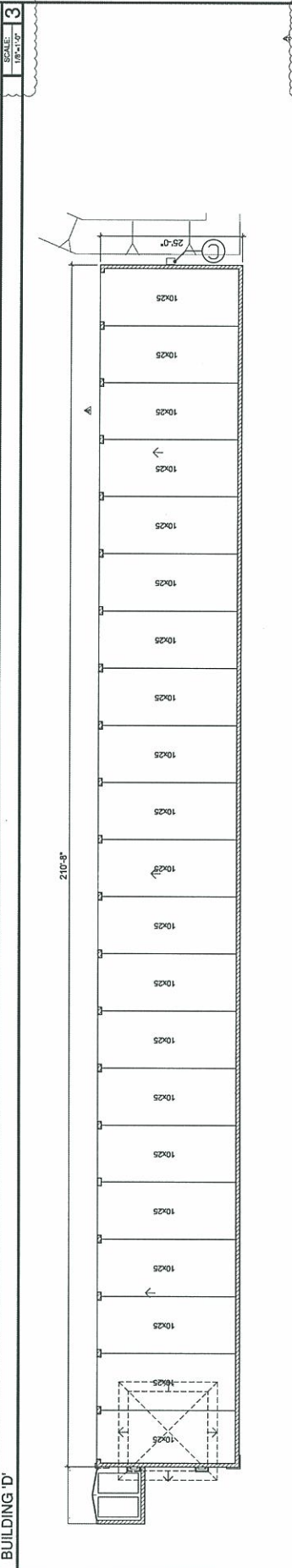
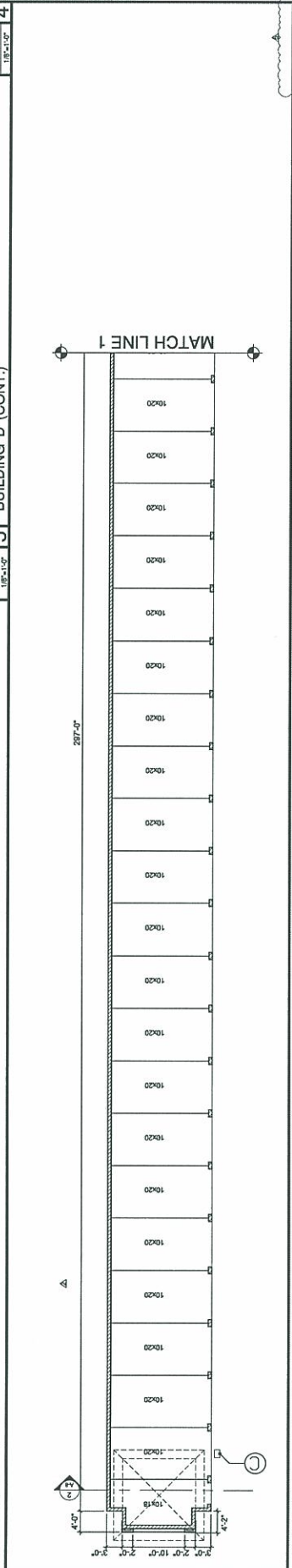
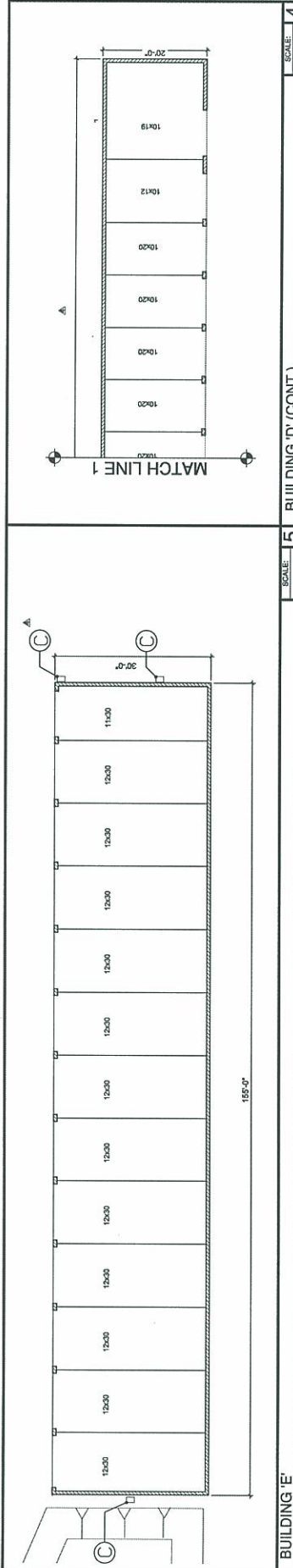
FLOOR PLAN

DELTA	REVISION	DATE
Δ	P/C	30/06/98
Δ	REVISION	04/11/98
Δ	REVISION	12/21/08

DATE: 05/20/08
JOB NUMBER: 25-579

SHEET NUMBER

A-2



BUILDING 'A'

DATE: 5/14/09

SCALE: 1/8"=1'-0"

CASE: CUP03521 AMD. 4
EXHIBIT: C (SHEETS 1-3)
DATE: 5/14/09
PLANNER: C. Hinojosa

BECK MOFFETT MANN

1224 Village Way Suite D
Santa Ana, California 92705
Tel: 714-544-0100
Fax: 714-544-0109
info@bmm.com

THIS DOCUMENT IS THE PROPERTY OF BECK MOFFETT MANN. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BECK MOFFETT MANN.

CURT

MR. MIKE DUNN

PROJECT TITLE

MISSION SELF-STORAGE
FACILITY

A.P.N. 171-161-078-7

CIP NO. 3531

MISSION SELF-STORAGE

RIVERSIDE COUNTY, CALIFORNIA

SHEET TITLE

FLOOR PLAN

NO.	DESCRIPTION	DATE
1	REV. 1	10/20/10
2	REV. 2	10/20/10
3	REV. 3	10/20/10
4	REV. 4	10/20/10
5	REV. 5	10/20/10
6	REV. 6	10/20/10
7	REV. 7	10/20/10
8	REV. 8	10/20/10
9	REV. 9	10/20/10
10	REV. 10	10/20/10

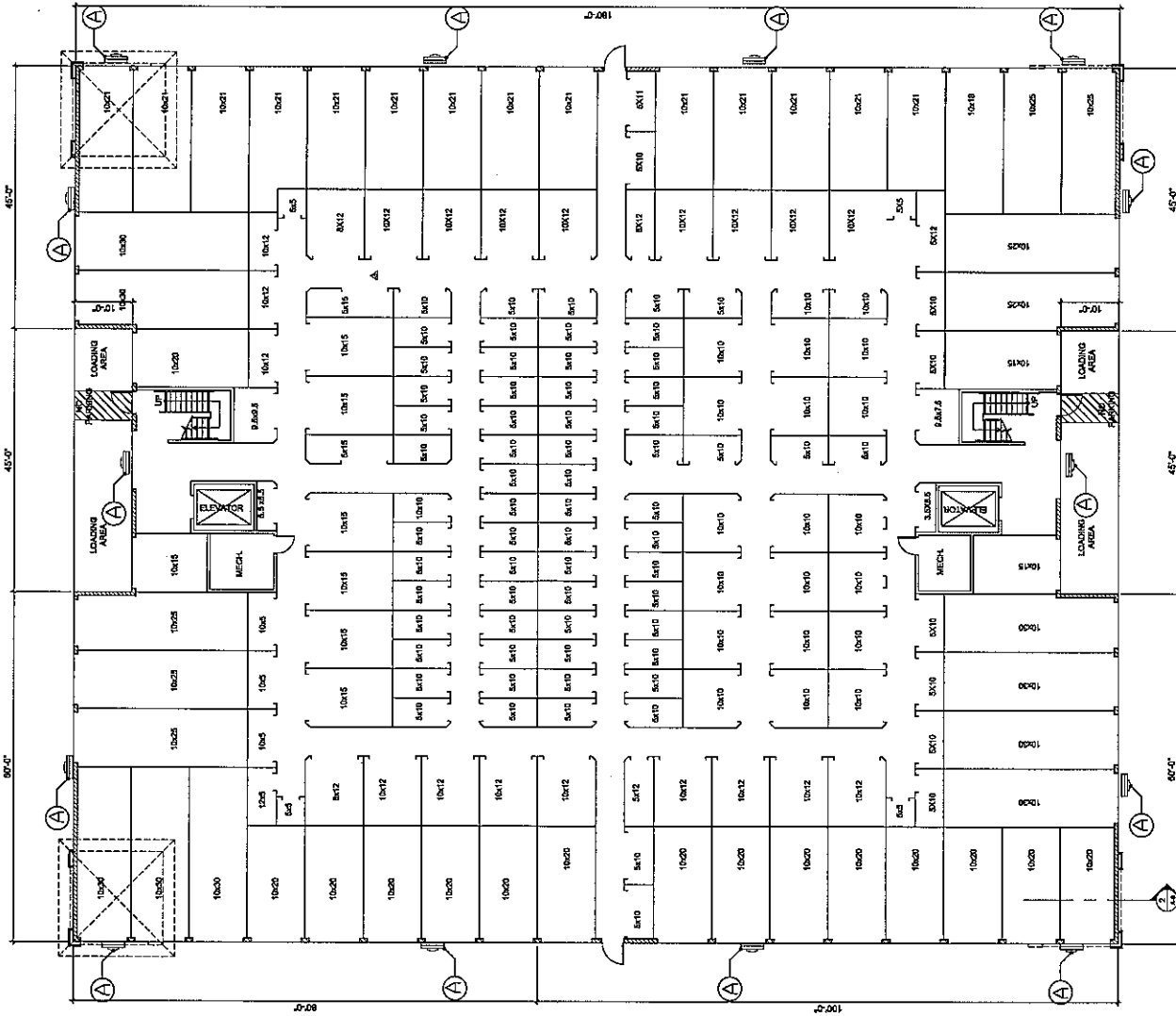
DATE: 10/20/10
DRAWN BY: JMM
CHECKED BY: JMM

SHEET NUMBER

A-3

BUILDING 'C' - FIRST FLOOR

SCALE: 1/8" = 1'-0"





1224 Wilbur Way Suite D
Santa Ana, California 92705
Phone: 714-544-8332
Fax: 714-544-8330
studio@bmm.com

CLIENT
MR. MIKE DUNN

PROJECT TITLE
MISSION SELF-STORAGE
FACILITY
A.A.N. 171-01-023-7,
MISSION BLVD
CIP NO. 331
INVERGIDE COUNTY, CALIFORNIA

SHEET TITLE
FLOOR PLAN

DATE	BY	REVISION
11/10/09	MM	1.0
11/10/09	MM	2.0
11/10/09	MM	3.0
11/10/09	MM	4.0
11/10/09	MM	5.0
11/10/09	MM	6.0
11/10/09	MM	7.0
11/10/09	MM	8.0
11/10/09	MM	9.0
11/10/09	MM	10.0
11/10/09	MM	11.0
11/10/09	MM	12.0
11/10/09	MM	13.0
11/10/09	MM	14.0
11/10/09	MM	15.0
11/10/09	MM	16.0
11/10/09	MM	17.0
11/10/09	MM	18.0
11/10/09	MM	19.0
11/10/09	MM	20.0
11/10/09	MM	21.0
11/10/09	MM	22.0
11/10/09	MM	23.0
11/10/09	MM	24.0
11/10/09	MM	25.0
11/10/09	MM	26.0
11/10/09	MM	27.0
11/10/09	MM	28.0
11/10/09	MM	29.0
11/10/09	MM	30.0
11/10/09	MM	31.0
11/10/09	MM	32.0
11/10/09	MM	33.0
11/10/09	MM	34.0
11/10/09	MM	35.0
11/10/09	MM	36.0
11/10/09	MM	37.0
11/10/09	MM	38.0
11/10/09	MM	39.0
11/10/09	MM	40.0
11/10/09	MM	41.0
11/10/09	MM	42.0
11/10/09	MM	43.0
11/10/09	MM	44.0
11/10/09	MM	45.0
11/10/09	MM	46.0
11/10/09	MM	47.0
11/10/09	MM	48.0
11/10/09	MM	49.0
11/10/09	MM	50.0
11/10/09	MM	51.0
11/10/09	MM	52.0
11/10/09	MM	53.0
11/10/09	MM	54.0
11/10/09	MM	55.0
11/10/09	MM	56.0
11/10/09	MM	57.0
11/10/09	MM	58.0
11/10/09	MM	59.0
11/10/09	MM	60.0
11/10/09	MM	61.0
11/10/09	MM	62.0
11/10/09	MM	63.0
11/10/09	MM	64.0
11/10/09	MM	65.0
11/10/09	MM	66.0
11/10/09	MM	67.0
11/10/09	MM	68.0
11/10/09	MM	69.0
11/10/09	MM	70.0
11/10/09	MM	71.0
11/10/09	MM	72.0
11/10/09	MM	73.0
11/10/09	MM	74.0
11/10/09	MM	75.0
11/10/09	MM	76.0
11/10/09	MM	77.0
11/10/09	MM	78.0
11/10/09	MM	79.0
11/10/09	MM	80.0
11/10/09	MM	81.0
11/10/09	MM	82.0
11/10/09	MM	83.0
11/10/09	MM	84.0
11/10/09	MM	85.0
11/10/09	MM	86.0
11/10/09	MM	87.0
11/10/09	MM	88.0
11/10/09	MM	89.0
11/10/09	MM	90.0
11/10/09	MM	91.0
11/10/09	MM	92.0
11/10/09	MM	93.0
11/10/09	MM	94.0
11/10/09	MM	95.0
11/10/09	MM	96.0
11/10/09	MM	97.0
11/10/09	MM	98.0
11/10/09	MM	99.0
11/10/09	MM	100.0

DATE: 11/10/09
BY: MM

SHEET NUMBER
A-4

BUILDING 'C' - SECOND FLOOR

SCALE
1/8" = 1'-0"

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

SHEET TITLE	
REVISIONS	DATE
REVISION 08/18/08	11/05/07
REVISION 03/03/08	
REVISION 02/01/08	
REVISION 11/27/07	
JOB NO.	110507
SHEET NO.	20-04
A-8	

SCALE: 1/8"=1'-0"	3
SCALE: 3/16"=1'-0"	2
SCALE: 1/8"=1'-0"	1

CLIENT

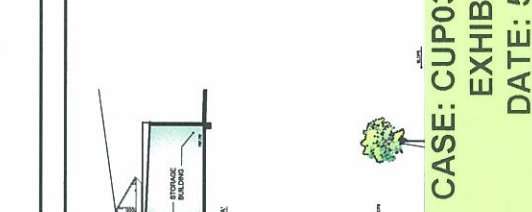
1224 Village Way Suite D
Santa Ana, California 92705
Phone: 714-543-8325
Fax: 714-543-0209
studio@bcbglobal.net

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BCB GLOBAL, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF BCB GLOBAL, INC. IS STRICTLY PROHIBITED. BCB GLOBAL, INC. SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

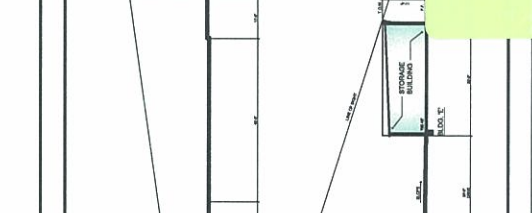
A.P.N. 171-01-029-2, CUP 3521
MISSION BLVD.
RIVERSIDE COUNTY, CALIFORNIA

CASE: CUP03521 AMD. 4
EXHIBIT: H
DATE: 5/14/09
PLANNER: C. Hinojosa

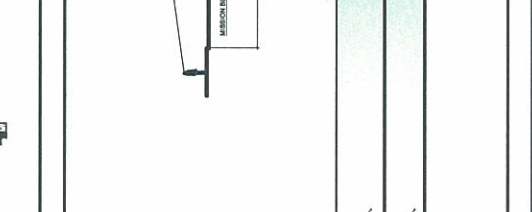
STREET SECTION- LINE OF SIGHT



WALL SECTIONS



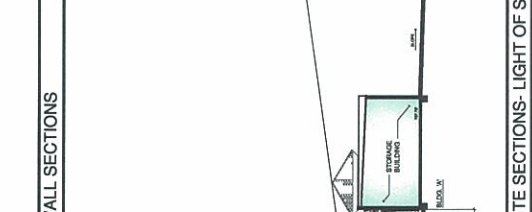
SITE SECTIONS- LIGHT OF SIGHT



STREET SECTION- LINE OF SIGHT



WALL SECTIONS



SITE SECTIONS- LIGHT OF SIGHT

11

- A. General. This work shall consist of performing [fill in grade, waste code and properties], planning and developing the work schedule, and installing and maintaining the equipment and materials. The contractor shall be responsible for the safety of the work, including the use of proper safety equipment and procedures. The contractor shall be responsible for the quality of the work, including the use of proper materials and methods. The contractor shall be responsible for the cost of the work, including the use of proper equipment and materials. The contractor shall be responsible for the time of the work, including the use of proper equipment and materials. The contractor shall be responsible for the safety of the work, including the use of proper safety equipment and procedures. The contractor shall be responsible for the quality of the work, including the use of proper materials and methods. The contractor shall be responsible for the cost of the work, including the use of proper equipment and materials. The contractor shall be responsible for the time of the work, including the use of proper equipment and materials.
- B. Objectives, Subtasks, and Estimate. Any extra services, reduction, or substitutions to the work above on the plans and specifications shall be approved in writing by the Owner's Representative and the City Engineer. Activities prior to installation.
- C. Verification of Existing Conditions. Contractor shall verify all existing conditions, including plans to match, underground utilities, and grades, prior to starting work.
- D. Coordination or Integration work (except site layout). It shall be complete and approved by the Owner's Representative prior to starting publicly work.
- E. Soil. Soil. Contractor shall verify complete and had including pH, nutrients, texture, and stability, as per 18.2.2.

1. **Plants:**
 - A. All plants shall be healthy, vigorous and of earned growth, free of diseases, insects, pests, and/or their eggs, and shall have healthy, earned root systems and fibrous root systems that are not rotted.
 - B. Plants shall not be poured prior to delivery except as authorized in writing by the Owner's Representative.
2. **Soil Amendment:** shall be composed nitrogen-stabilized redwood or fir shavings.

E. Mixture shall be Col-Band "Mach" or approved equal. Col-Band (800)425-3531.
F. Imported Soil: Any imported soil required for planter beds or for final grading shall be fertile, Mobile, returnable, and free of debris, roots, rocks, and other undesirable materials.
G. Plant Tolerant shall be Conquester 7-crown tablets.

III. REGULATION

- General: Landscape work shall be according to the workmanship standards established for landscape construction.
- Underground Obstructions: Contractor is responsible for verifying the locations of all utilities and other underground obstructions to prevent damage. Notify the Owner's Representative and City Landscape Architect of any conflict with plant locations.

3. Fill the gutters after adding soil amendment and settlement will be one inch below curbs, headers, and pointing.
4. In lawn areas, the settlement will be one inch below curbs, headers, and pointing.
5. Use Control: Contractor shall apply herbicide and destroy existing weed seeds before preparing areas for planting.
6. Use Control: Sufficient water will be applied to areas weed seeds to sprout. Weeds shall be removed before they set seed.
7. Soil Preparation:
 - a. Cultivate all landscape areas to a depth of 8 inches. Dispose of all debris and rocks over 3 inches in size.
 - b. Cultivate all landscape areas to a depth of 8 inches. Dispose of all debris and rocks over 3 inches in size.

- 4 cu. yds. soil encasement
- 150 lbs. soil conditioner
- 100 lbs. agricultural gypsum

Spread soil amendments evenly over top of areas and till into top 4 inches of soil.

6. **Shrub and Tree Planting:**
No planting shall be done on extremely hot, dry, windy or freezing days.
Native positions of all plants is subject to the Owner's Representative and may be relocated at his/her discretion.

5. All plants be set as in 3a, but when the plants are set, they bear the same relation to the finish grade as they bore to the level before planting. Form an earth berm around each plant. Water each plant immediately after planting. Apply water in such a manner as to not disturb bacfill or soil. Set of mulch in hole as well.

1. Do not cut earth berm, around shrubs and trees before planting ground cover.
2. Spading and verities of ground covers shall be as shown on plan. Soil shall be firmly pressed around each plant and excess soil removed from the crown.
3. Each section of ground cover shall be thoroughly watered immediately after planting.
4. All ground cover areas shall be treated with a pre-emergent per manufacturer's instructions before final preparation, treat all areas prior to application.
5. Spread mulch 3 inches deep in all planting areas.

[illegible]

6. MAINTENANCE

Before and after final acceptance, the following shall be included in regular maintenance:

- Weekly maintenance including
 - weed and trash removal
 - street sweeping

- fertilizing
- pest and disease control
- reset automatic controller
- pruning

- defoliate/removed tree slashes
- tree pruning/thinning (no tapping is allowed)
- cutting back of ground cover to central height



LANDSCAPE THEORY PLANT BOOK

MISSION SELF-STORAGE FACILITY

MISSION BLVD. EAST OF AGATE
RIVERSIDE COUNTY, CA.

APN 171-101-073-7
CUP NO. 3521



PREPARED BY:
ROYAL OAK DESIGN
May 14, 2009

CASE: CUP03521 AMD. 4
EXHIBIT: L-1 (SHEETS 1-6)
DATE: 5/14/09
PLANNER: C. Hinojosa

LANDSCAPE CONCEPT STATEMENT

The plant palette was selected to meet the water conserving criteria required by the County and to provide a pleasing mixture of plants of different textures, colors, and forms.

All the plants selected are on the Riverside County list and are moderate to low water use materials.

The trees were also selected for specific design requirements such as shade, screening, and accent color. The trees and shrubs were selected for longevity and ease of maintenance.

No lawn is shown. Instead, drought-tolerant low-growing ground covers provide a carpet effect and foreground for the foundation shrubs along the buildings.

Vines are provided on walls for softening and graffiti control.

Mission Self Storage

05/14/09



Botanical Name: *Juniperus scopulorum* 'Blue Haven'

Common Name: Blue Haven Juniper

Plant Type: Conifer Shrub

Habit: Pyramidal Upright

Plant Size: 6-12' 12-25'

Leaf Color: Blue green

Flower Color: n/a

Flower Season: n/a

Sun: Full sun

Water: Light water

Soil Type: All soils Any soil condition Any soil pH

A somewhat narrow shrub of loose, columnar form to 20' tall, the 'Blue Haven' can be kept much lower with shearing. Its coarse foliage is a silvery blue color. It is good for tall hedges or as a single accent specimen. Full sun should be present for best growth.



Botanical Name: *Koelreuteria paniculata*

Common Name: Golden Rain Tree, Varnish Tree

Plant Type: Tree

Habit: Broad Irregular Round

Plant Size: 12-25' 25-40'

Leaf Color: Green Light green Blue

Flower Color: Yellow

Flower Season: Summer

Sun: Full sun

Water: Medium water

Soil Type: All soils Average soil Poor soil Well-drained soil Neutral pH

This is a small to medium sized tree which produces lacy foliage and upright yellow flower clusters in the summer. It is tolerant of both urban conditions and various soil types.



Botanical Name: *Lagerstroemia* 'Tuscarora'

Common Name: Tuscarora Crape Myrtle

Plant Type: Tree

Habit: Arching Broad Upright

Plant Size: 12-25' 25-40'

Leaf Color: Green Light green

Flower Color: Lavender Red

Flower Season: Summer

Sun: Full sun

Water: Light water

Soil Type: All soils Average soil Rich soil Well-drained soil Moist soil Neutral pH

This tree will grow 18'-25' high and 15'-18' wide; it has deciduous green leaves that turn to orange, red, and yellow in the fall. It produces showy red flowers and has brownish green, droopy branches.



Botanical Name: *Pinus eldarica*

Common Name: Afghan Pine

Plant Type: Tree Conifer

Habit: Irregular

Plant Size: 40-60'

Leaf Color: Dark green

Flower Color: n/a

Flower Season: n/a

Sun: Full sun

Water: Light water

Soil Type: Clay soil Rocky soil Average soil Poor soil Basic pH

Evergreen pine grows rapidly to 50' x 30'. Dark green needles. Provides a Mediterranean look. Consider mature size. Native to Afghanistan.

Mission Self Storage

05/14/09



Botanical Name: *Schinus molle*

Common Name: California Pepper, Mission Pepper

Plant Type: Tree

Habit: Broad Weeping

Plant Size: 12-25' 25-40'

Leaf Color: Light green

Flower Color: n/a

Flower Season: n/a

Sun: Full sun

Water: Drought tolerant

Soil Type: All soils Poor soil Neutral pH

The California Pepper is a fast growing evergreen tree that will mature to a height of 25'-40' and as wide. Its bright green leaves are divided into many narrow, 1.5"-2" long leaflets.



Botanical Name: *Dodonaea viscosa* 'Purpurea'

Common Name: Purple Hopseed Bush or Hop Bush

Plant Type: Shrub

Habit: Upright

Plant Size: 6-12' 12-25'

Leaf Color: Green Bronze Purple

Flower Color: n/a

Flower Season: n/a

Sun: Full sun

Water: Light water Medium water

Soil Type: All soils Average soil Well-drained soil Dry soil Neutral pH Basic pH

This fast-growing shrub has an upright, branching habit that reaches a height of 12'-15', with willow-like leaves that are 4" in length. Its foliage is bronzy-green in color, which turns a reddish-purple shade in the fall and winter. It has compact growth and requires full sun for the best results. Not as well adapted as *D. viscosa*.

Botanical Name: *Juniperus chinensis* 'Mint Julep'

Common Name: Juniper Mint Julep

Plant Type: Conifer Shrub

Habit: Arching Upright

Plant Size: 3-6'

Leaf Color: Green

Flower Color: n/a

Flower Season: n/a

Sun: Full sun Half sun

Water: Medium water

Soil Type: All soils Average soil Poor soil Well-drained soil Dry soil Any soil pH

Juniperus chinensis 'Mint Julep' is an evergreen shrub. The arching branches of this mint green foliage are 6' x 6' in size, taking on the shape of a vase.



Botanical Name: *Myrtus communis* 'Compacta'

Common Name: Compact Myrtle

Plant Type: Shrub

Habit: Mound Round Upright

Plant Size: 1-3'

Leaf Color: Dark green Green White

Flower Color: White

Flower Season: Summer

Sun: Full sun Half sun

Water: Light water

Soil Type: Sandy soil Clay soil Loam soil Average soil Rich soil Well-drained soil

This evergreen shrub is 6' high and 5' wide with aromatic leaves. It blooms with white, sweet-scented flowers followed by bluish black berries. It can be grown in sun or partial shade; well drained soil is essential. 'Compacta' has smaller leaves and is often used for edges and low formal hedges.

Mission Self Storage

05/14/09

Royal Oak Design
7 La Costa Place
Pomona, CA 91766
(909)622-2209
royaloakdesign@verizon.net



Botanical Name: *Phormium tenax* 'Atropurpureum'

Common Name: New Zealand Purple Flax

Plant Type: Shrub

Plant Size: 6-12'

Flower Color: Red Yellow

Sun: Full sun Half sun Shade

Water: Medium water

Soil Type: All soils Poor soil Neutral pH

Phormium tenax 'Atropurpureum' is an evergreen perennial. Big, dramatic plant composed of many swordlike, stiffly vertical leaves can reach 5' tall. Leaves are purple red. Flowers stems reach high above leaves, bearing clusters of 1"-2" blossoms in dark red.

Habit: Arching Round

Leaf Color: Purple

Flower Season: Summer



Botanical Name: *Lantana montevidensis*

Common Name: Trailing Lantana

Plant Type: Ground cover

Plant Size: 1-3'

Flower Color: Purple

Sun: Full sun Half sun

Water: Light water

Soil Type: All soils Average soil Poor soil Well-drained soil Dry soil Neutral pH Basic

Lavender flowers accent the trailing growth habit of this Lantana. It is excellent for spilling over walls or down banks. Eventually, it will reach about 2' tall by 6' wide; size is controlled by pruning and severity of winter. It does best in full sun and is drought tolerant. It grows rapidly, even in heat, smog and poor soil. It is cold hardy to 25 degrees F, but recovers quickly. Fruit

Habit: Mound Prostrate

Leaf Color: Dark green Green

Flower Season: Constant



Botanical Name: *Myoporum parvifolium*

Common Name: Ground Cover Myoporum

Plant Type: Ground cover

Plant Size: Under 1'

Flower Color: White

Sun: Full sun Half sun

Water: Light water

Soil Type: Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral pH

This great groundcover will grow 9" high and 9' wide and does well in partial or full sun with moderate watering. It produces delicate white flowers that bloom in summer and are surrounded by tiny, bright green leaves.

Habit: Prostrate

Leaf Color: Green

Flower Season: Summer



Botanical Name: *Hardenbergia violacea*

Common Name: Lilac Vine, Coral Pea

Plant Type: Shrub Vine

Plant Size: 6-12'

Flower Color: Pink Purple

Sun: Full sun

Water: Light water

Soil Type: Sandy soil Loam soil Average soil Neutral pH

Hardenbergia violacea rosea an evergreen, shrubby vine. Leaves are usually undivided, 2"-4" long. Flowers are lilac or rose and look like sweet peas. Flower color depends on the cultivar.

Habit: Twining

Leaf Color: Green

Flower Season: Winter Spring

Mission Self Storage

05/14/09



Botanical Name: *Parthenocissus tricuspidata*

Common Name: Boston Ivy

Plant Type: Vine

Plant Size: 6-12' 12-25'

Flower Color: n/a

Sun: Full sun Half sun Shade

Water: Medium water

Soil Type: Loam soil Average soil Well-drained soil Neutral pH

This deciduous vine grows leaves that are usually lobed and divided into 3 leaflets. It clings tightly to any surface.

Habit: Clinging

Leaf Color: Green Bronze

Flower Season: n/a



Botanical Name: *Hemerocallis 'Stella de Oro'*

Common Name: Stella de Oro Daylily

Plant Type: Shrub Ground cover Perennial

Plant Size: 1-3'

Flower Color: Gold Yellow

Sun: Full sun Half sun

Water: Light water Extra summer water

Soil Type: All soils Average soil Rich soil Poor soil Moist soil Dry soil Any soil pH

*BLOOM DIA. 2 1/2" HT. 13"-17"

*BLOOM DESC: Profuse golden flowers.

*BLOOM CYCLE: Starts early to mid season. Rests awhile after first cycle, then sends up second, third and sometimes fourth set of

Habit: Upright

Leaf Color: Green

Flower Season: Spring Summer Fall



Botanical Name: *Muhlenbergia rigens*

Common Name: Deer Grass

Plant Type: Perennial Grass

Plant Size: 1-3'

Flower Color: n/a

Sun: Full sun Half sun

Water: Medium water

Soil Type: All soils Average soil Rich soil Well-drained soil Dry soil Neutral pH

The Deer Grass is a warm season perennial that forms dense clumps from the base. The spike-like flower stalks grow 2'-3' tall and this grass has striking foundation form. The Deer Grass is native to California, is drought tolerant, and is a beneficial insect plant.

Habit: Mound

Leaf Color: Dark green Green Light

Flower Season: Summer



Botanical Name: *Salvia greggii 'Furman's Red'*

Common Name: Furman's Red Texas Sage

Plant Type: Perennial

Plant Size: 1-3'

Flower Color: Pink Red White

Sun: Full sun Half sun

Water: Light water Medium water

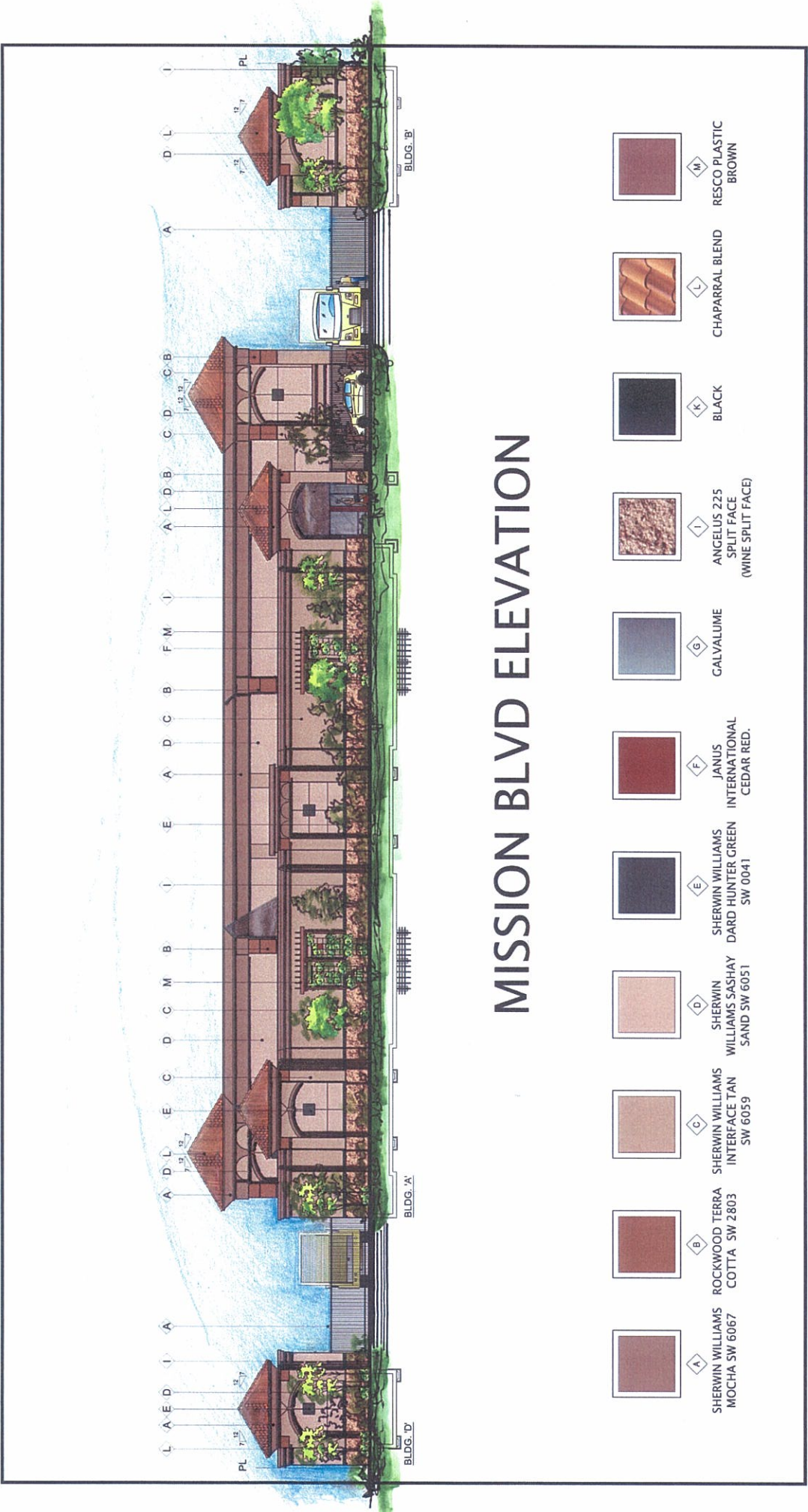
Soil Type: All soils Average soil Well-drained soil Neutral pH

Semievergreen sprawling shrub grows to 2' x 2'. Pale green leaves. Tubular flowers are red, pink or white and bloom in the spring and fall. Attracts hummingbirds. Needs good drainage. Prefers filtered shade in Las Vegas. Native to Texas.

Habit: Mound Upright

Leaf Color: Green

Flower Season: Spring Fall



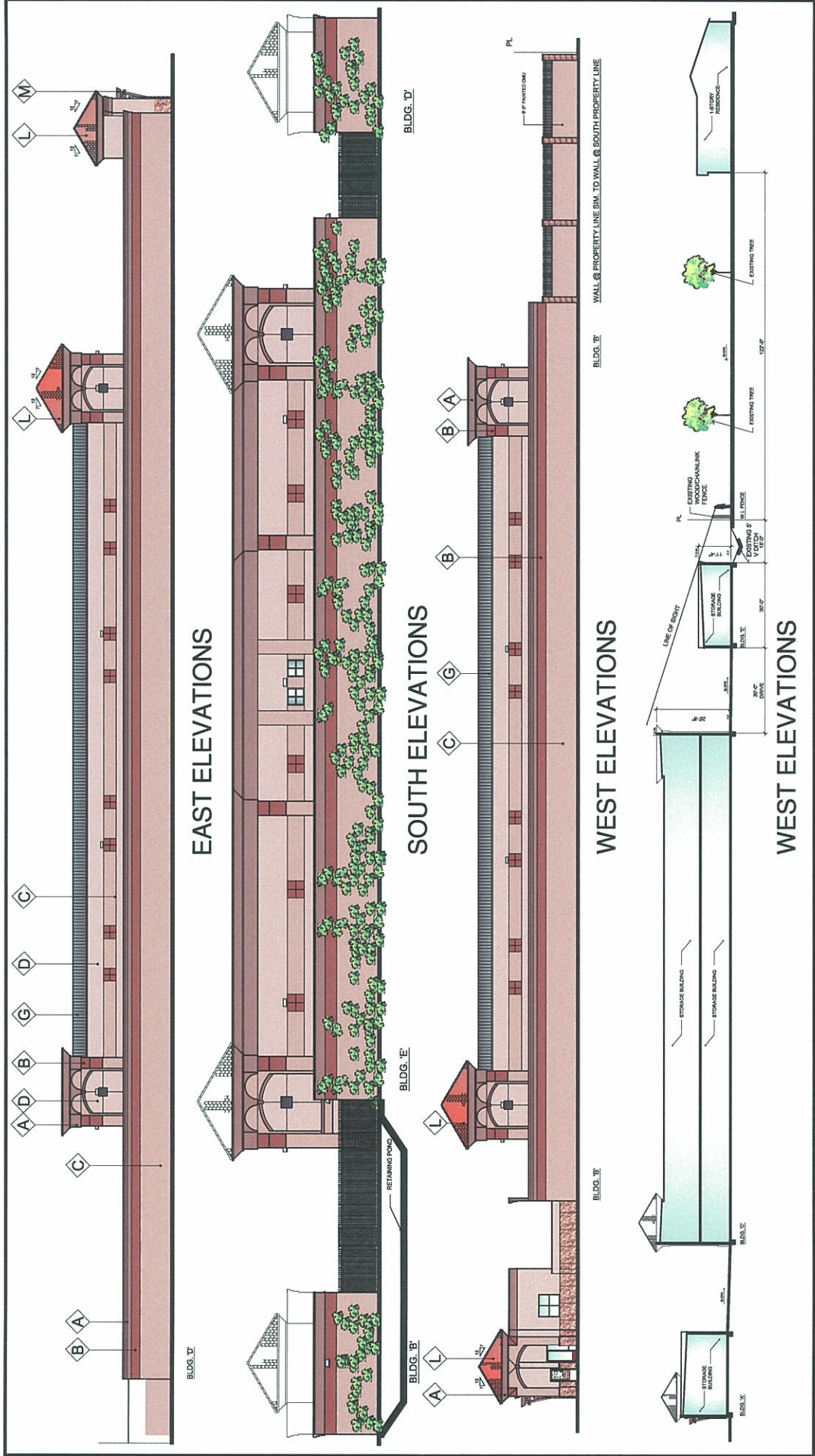
MISSION BLVD ELEVATION

- | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |  |
| SHERWIN WILLIAMS
MOCHA SW 6067 | ROCKWOOD TERRA
COTTA SW 2803 | SHERWIN WILLIAMS
INTERFACE TAN
SW 6059 | SHERWIN WILLIAMS
WILLIAMS SASHAY
SAND SW 6051 | SHERWIN WILLIAMS
DARD HUNTER GREEN
SW 0041 | JANUS
INTERNATIONAL
CEDAR RED | GALVALUME | ANGELUS 225
SPLIT FACE
(WINE SPLIT FACE) | BLACK | CHAPARRAL BLEND | RESCO PLASTIC
BROWN |

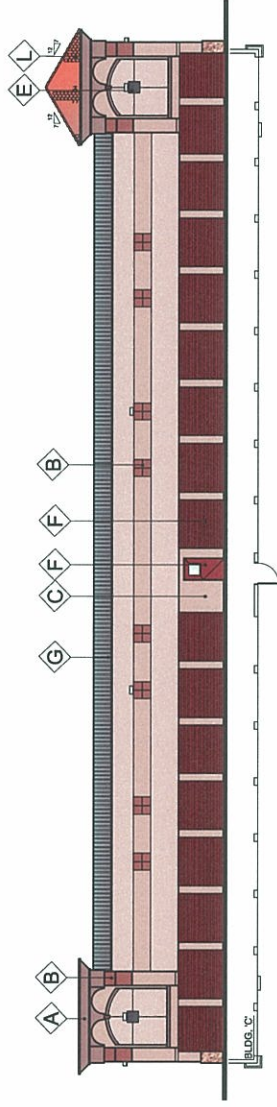
MISSION SELF-STORAGE

MISSION BLVD
COUNTY OF RIVERSIDE, CALIFORNIA

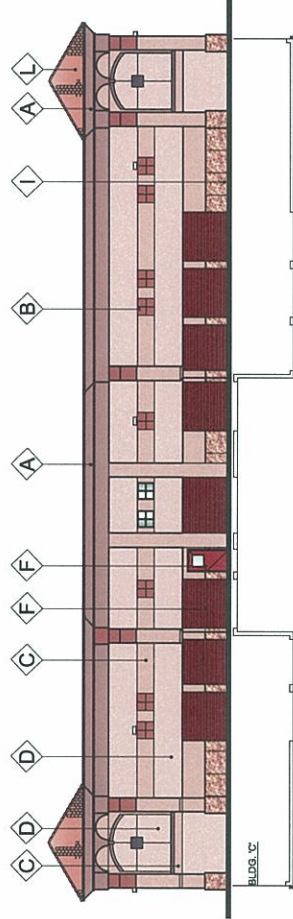
CASE: CUP03521 AMD. 4
EXHIBIT: M (SHEETS 1-3)
DATE: 5/14/09
PLANNER: C. Hinojosa



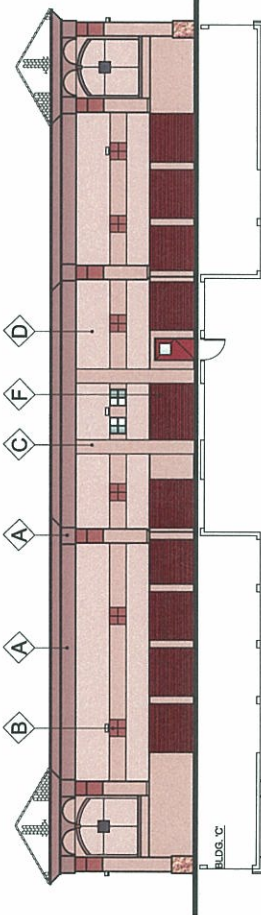
MISSION SELF-STORAGE
MISSION BLDG.
COUNTY OF RIVERSIDE, CALIFORNIA



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



BECK MOFFETT HANN

1224 Village Way, Suite 2
 San Jose, CA 95128
 Phone: 415-551-8332
 Fax: 415-551-8333
 E-mail: info@beckmoffethann.com

1224 Village Way, Suite 2
 San Jose, CA 95128
 Phone: 415-551-8332
 Fax: 415-551-8333
 E-mail: info@beckmoffethann.com

CURT

MR. MIKE DUNN

PROJECT TITLE

MISSION SELF-STORAGE
 FACILITY

APR. 17, 2014-09-17-7,
 CIP NO. 3321

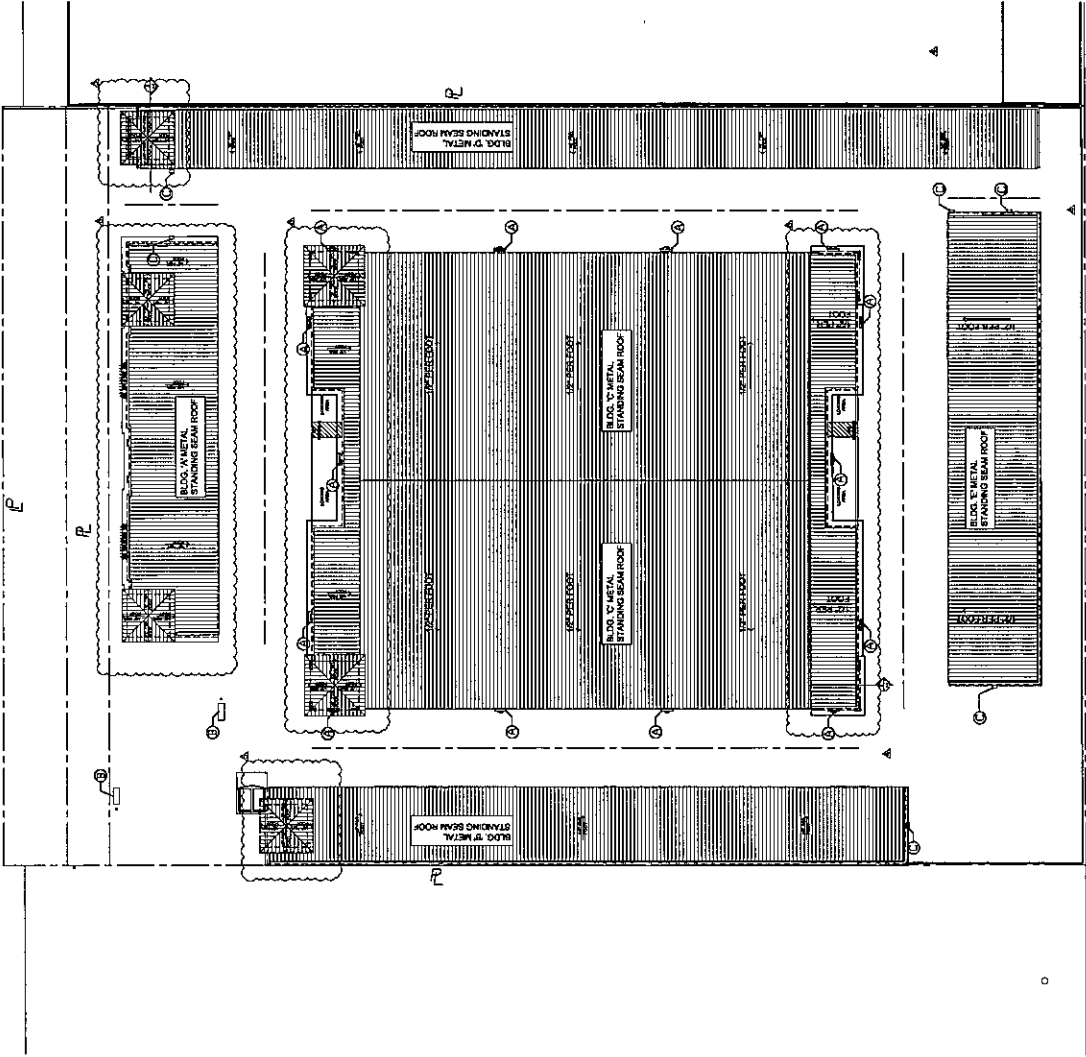
MISSION BLVD
 INDIAN COUNTY, CALIFORNIA

SHEET TITLE

ROOF PLAN

DATE	REVISION
1/15/14	1.0
1/15/14	2.0
1/15/14	3.0
1/15/14	4.0
1/15/14	5.0
1/15/14	6.0
1/15/14	7.0
1/15/14	8.0
1/15/14	9.0
1/15/14	10.0
1/15/14	11.0
1/15/14	12.0
1/15/14	13.0
1/15/14	14.0
1/15/14	15.0
1/15/14	16.0
1/15/14	17.0
1/15/14	18.0
1/15/14	19.0
1/15/14	20.0
1/15/14	21.0
1/15/14	22.0
1/15/14	23.0
1/15/14	24.0
1/15/14	25.0
1/15/14	26.0
1/15/14	27.0
1/15/14	28.0
1/15/14	29.0
1/15/14	30.0
1/15/14	31.0
1/15/14	32.0
1/15/14	33.0
1/15/14	34.0
1/15/14	35.0
1/15/14	36.0
1/15/14	37.0
1/15/14	38.0
1/15/14	39.0
1/15/14	40.0
1/15/14	41.0
1/15/14	42.0
1/15/14	43.0
1/15/14	44.0
1/15/14	45.0
1/15/14	46.0
1/15/14	47.0
1/15/14	48.0
1/15/14	49.0
1/15/14	50.0
1/15/14	51.0
1/15/14	52.0
1/15/14	53.0
1/15/14	54.0
1/15/14	55.0
1/15/14	56.0
1/15/14	57.0
1/15/14	58.0
1/15/14	59.0
1/15/14	60.0
1/15/14	61.0
1/15/14	62.0
1/15/14	63.0
1/15/14	64.0
1/15/14	65.0
1/15/14	66.0
1/15/14	67.0
1/15/14	68.0
1/15/14	69.0
1/15/14	70.0
1/15/14	71.0
1/15/14	72.0
1/15/14	73.0
1/15/14	74.0
1/15/14	75.0
1/15/14	76.0
1/15/14	77.0
1/15/14	78.0
1/15/14	79.0
1/15/14	80.0
1/15/14	81.0
1/15/14	82.0
1/15/14	83.0
1/15/14	84.0
1/15/14	85.0
1/15/14	86.0
1/15/14	87.0
1/15/14	88.0
1/15/14	89.0
1/15/14	90.0
1/15/14	91.0
1/15/14	92.0
1/15/14	93.0
1/15/14	94.0
1/15/14	95.0
1/15/14	96.0
1/15/14	97.0
1/15/14	98.0
1/15/14	99.0
1/15/14	100.0

MISSION BLVD





1224 Village Way Suite D
Santa Ana, California 92705
Phone: 714-543-0200
Fax: 714-543-0209
email@moffettmann.com

CLIENT
MR. MIKE DUNN

PROJECT TITLE
MISSION SELF-STORAGE
FACILITY
A.P.N. 171-181-002-7,
CIP NO. 3321
CITY OF RIVERSIDE, CALIFORNIA
RIVERSIDE COUNTY, CALIFORNIA

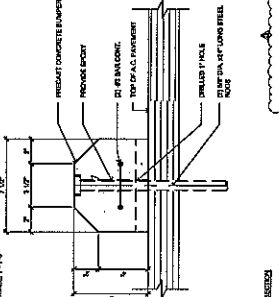
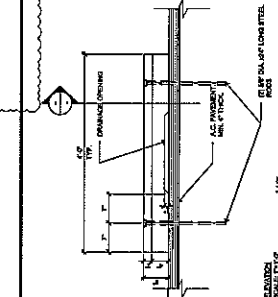
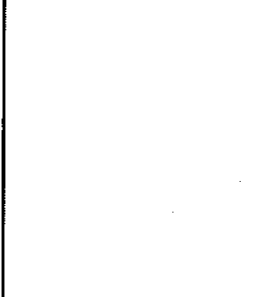
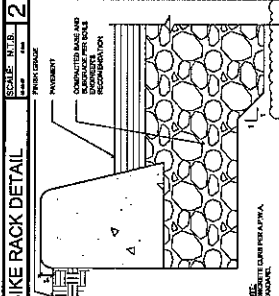
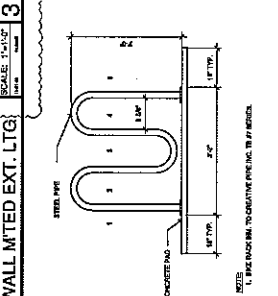
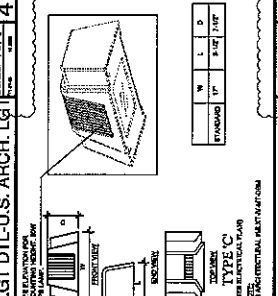
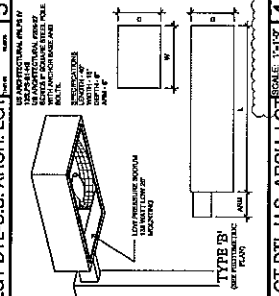
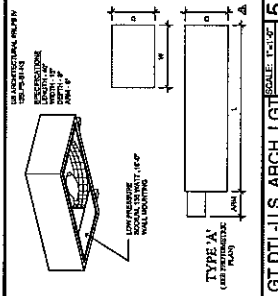
SHEET TITLE
DETAILS

DETAILS

NO.	DESCRIPTION	DATE
1	REVISION	10/1/00
2	REVISION	10/1/00
3	REVISION	10/1/00
4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
7	REVISION	10/1/00
8	REVISION	10/1/00
9	REVISION	10/1/00
10	REVISION	10/1/00

DATE: 10/1/00
DRAWN BY: JLM

SHEET NUMBER
AD-1



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41003
Project Case Type (s) and Number(s): Conditional Use Permit No. 3521
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Christian Hinojosa, Project Planner
Telephone Number: (951) 955- 0972
Applicant's Name: Michael Dunn
Applicant's Address: 3520 Cadillac Avenue, Suite B; Costa Mesa, CA 92626
Engineer's Name: California Regional Engineering, Inc.
Engineer's Address: 30175 Via Amante; Menifee, CA 92584

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3521 proposes to construct a self storage facility consisting of five (5) buildings with a total building area of 70,896 square feet including 14,443 square feet (17%) of landscaping and five (5) parking spaces on a 2.30 gross (1.93 net) acre site.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 2.30 Gross Acres / 1.93 Net Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 2.30	Lots: N/A	Sq. Ft. of Bldg. Area: 70,896	Est. No. of Employees: 3
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Landscape Area: 17%		Sq. Ft. of LS. Area: 14,443	

D. Assessor's Parcel No(s): 171-101-073

E. Street References: northerly of Wild Pony Road, southerly of Mission Boulevard, easterly of Agate Street, and westerly of Vernon Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 12, Township 2 South, Range 6 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the north. Vacant land, residential, and commercial areas currently surround the project site. An existing 15-foot drainage easement and drainage ditch built with PM21212 is located on the south side of the project site. The entire project site is currently vacant with low-growing vegetation. The topography of the project site is generally level, with a low elevation of approximately 800 feet above mean sea level over the majority of the property.

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: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies, including the Mission Boulevard Policy.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A Class 1 Bike Path/Regional Trail runs along Mission Boulevard and has been conditioned to submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area of high liquefaction potential. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project proposes a 70,896 square foot self storage facility with General Commercial (C-1/C-P) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Jurupa Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio)

E. Overlay(s), if any: Jurupa Valley Redevelopment Project Area (Glen Avon sub-area)

F. Policy Area(s), if any: Mission Boulevard Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Jurupa Area Plan

2. **Foundation Component(s):**

To the North: Community Development

To the South: Community Development
To the East: Community Development
To the West: Community Development

3. Land Use Designation(s):

To the North: Commercial Retail
To the South: Low Density Residential
To the East: Commercial Retail
To the West: Commercial Retail

4. Overlay(s):

To the North: Jurupa Valley Redevelopment Project Area (Glen Avon sub-area) and Mission Boulevard Policy Area
To the South: Jurupa Valley Redevelopment Project Area (Glen Avon sub-area) and Mission Boulevard Policy Area
To the East: Jurupa Valley Redevelopment Project Area (Glen Avon sub-area) and Mission Boulevard Policy Area
To the West: Jurupa Valley Redevelopment Project Area (Glen Avon sub-area) and Mission Boulevard Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: General Commercial (C-1/C-P)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: General Commercial (C-1/C-P)
To the South: Residential Agriculture (R-A)
To the East: General Commercial (C-1/C-P)
To the West: General Commercial (C-1/C-P)

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 | ☐ Public Services |
| ☐ Agriculture Resources | ☒ Hydrology/Water Quality | ☒ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☒ Cultural Resources | ☐ Noise | ☐ Other |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of 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 California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date May 15, 2009

Christina Hinojosa, Project Planner
Printed Name

For Ron Goldman, Planning 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) The proposed project is for the development of a self storage facility. The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County Integrated Plan (RCIP) indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view. The architectural design of the facility will provide an improvement to the streetscape along Mission Boulevard. The project is designed so that the internal areas of the facility will not be open to public view or view from the adjacent residences.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	☐	☐	☐	☒
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	☐	☐	☐	☒

Ordinance No. 655?

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

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 56.95 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the RCIP as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

☐☐☒☐

Source: Project Application Description

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned residential and commercial areas surrounding the site. Conditions of Approval 10.PLANNING.9 and 80.PLANNING.26 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE 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

☐☐☐☒

	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 use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

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

Findings of Fact:

a) The project site will not 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) The project site will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) The property to the south of the site is zoned Residential Agriculture (R-A). The proposed development will therefore cause development of a non-agricultural use within 300' of an agricultural zoned property. However, due to the moderate impact nature of the use, the proposed development will have a less than significant impact on the agricultural zoned property to the east.

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors which are located within	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic 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 General Plan land use designations, and population estimates.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA: 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) The 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.

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

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

f) Construction of the proposed project would potentially generate odors due to operation of construction equipment (diesel exhaust), application of architectural coatings, and paving activities. These odors, which would be temporary, would occur during daytime hours only and be isolated to the immediate vicinity of the construction site and activity. Although sensitive receptors (residences) would be located approximately 150 feet near the southern boundary of the construction activity, no significant odor impacts are forecast to result from implementing the proposed project.

The proposed project operation would not introduce significant odor-generating sources, such as a wastewater treatment facility, landfill, or specific industrial land uses that generate objectionable odors. Operation of the facility would generate odors associated with vehicle activities, including truck idling, arrivals and departures; however, these types of odors are not considered objectionable odors that would affect large numbers of people. Therefore, a less than significant impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. 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?

☐ ☒ ☐ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRMSHCP, On-site Inspection, PD-B No. 5019: Focused Narrow Endemic Plant Survey and Breeding Season Borrowing Owl Habitat Assessment for APN: 171-101-073, prepared by L & L Environmental, Inc., dated April 11, 2007 and PD-B No. 5101: Evaluation of Urban/Wildlands Interface for APN: 171-101-073, prepared by L & L Environmental, Inc., dated May 16, 2007

Findings of Fact:

- a) Based on the MSHCP the project may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a general biological habitat study and focused burrowing owl survey. Therefore, this project will have a less than significant impact with mitigation.
- b) No state or federally listed Threatened or Endangered species are expected to occur nor would the implementation of the proposed project result in take of any state or federally listed Threatened or Endangered species. Thus, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species, as listed in Title 14 of the California Code of Regulations.
- c) During the field survey, no burrowing owls or suitable nesting opportunities were observed onsite; however, the project may have a substantial adverse effect on endangered or threatened species. In order to mitigate the potential impacts, a pre-construction survey is required. Therefore, this project will have a less than significant impact with mitigation.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The proposed project will not 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) The proposed project will not 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) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present,

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

relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA: 60.EPD.1)

Monitoring: Monitoring shall be conducted by Building and Safety Plan and Environmental Programs Department through the permitting process.

CULTURAL RESOURCES Would the project

7. Historic Resources	☐	☐	☐	☒
a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.2 and 10.PLANNING.3 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	☐	☐	☐	☒
a) Alter or destroy an archaeological site.	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes, Project Application Materials

Findings of Fact:

a) This area has been completely disturbed by construction of the 15-foot drainage easement and drainage ditch built with PM21212 located on the south of the project site. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-06); therefore, this project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.2 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. 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 "Paleontological Sensitivity"

Findings of Fact:

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

a) According to the Riverside County General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: The land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services for the proposed grading with respect to potential paleontological impacts. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. (COA: 60.PLANNING.1). Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF format CD copies of the Paleontological Monitoring Report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List. (COA: 90.PLANNING.3).

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

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 (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

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.

11. Liquefaction Potential Zone

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007

Findings of Fact:

a) The project site is located within an area of high liquefaction potential. The County Geologist has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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?

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

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: RCIP Figure S-7 "Documented Subsidence Areas", County Geologic Report (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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?

Source: Project Application Materials, County Geologic Report (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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.

16. Slopes	☐	☐	☒	☐
a) Change topography or ground surface relief features?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, County Geologic Report (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.3)

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

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?	☐	☐	☒	☐

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.3, 10.BS GRADE.6)

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?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (10.BS GRADE.5, "DUST CONTROL"). The RCIP, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from

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

the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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, Departments of Environmental Health and Fire Review

Findings of Fact:

a-b) During construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not 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 not create a significant hazard to the public or the environment.

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.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The proposed project is not 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, and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. 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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

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

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. 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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☒ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

☐ ☒ ☐ ☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

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

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

e) The 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.

f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. Should the project exceed the criteria, the property shall be graded to drain to the adjacent street or an adequate outlet. (COA: 10.BS GRADE.9, 10.FLOODRI.4, 10.FLOODRI.5). However, this is considered standard CEQA mitigation measures, no unique mitigation is required.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The site is protected from north by the existing District Bly Channel Mission Storm Drain Lateral "A" in Mission Boulevard. But it receives runoff from east from an existing RV storage site built as CUP02969. An existing 15-foot drainage easement and drainage ditch built with PM21212 is located on the south side of the project site. The District is concerned about the impacts of increased runoff and water quality from this development on the downstream properties. In order to mitigate the increased runoff and water quality impacts, an "Extended Detention Basin" is proposed. Due to the size of the development, the District would accept a basin design based on an "Extended Detention Basin" criteria described in the District's "Stormwater Quality Best Management Practice Design Handbook" as mitigation for both water quality and increased runoff volume. The applicant has submitted a Water Quality Plan (WQMP) received on July 15, 2008 supporting the size of the extended detention basin shown on the APPROVED EXHIBIT. The general size and location appears satisfactory at this stage. Should the volume of the basin found to be inadequate at the improvement plan check stage, the drive aisles will have to be modified to reduce the increased runoff. (COA: 10.FLOODRI.1, 10.FLOODRI.10, 10.FLOODRI.11, 10.FLOODRI.14, 10.FLOODRI.15, 10.FLOODRI.24). Therefore, this project will have a less than significant impact with mitigation.

Mitigation: 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 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. (COA: 60.FLOODRI.2, 60.FLOODRI.3, 60.FLOODRI.9, 80.FLOODRI.2, 80.FLOODRI.5, 90.FLOODRI.2, 90.FLOODRI.3, 90.FLOODRI.5).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

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

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: 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 project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The 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.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

25. 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?	☐	☐	☐	☒

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project would not result in a substantial alteration of the present or planned land of the area.
- b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The project is consistent with the site's existing zoning General Commercial (C-1/C-P).
- b) The surrounding zoning is General Commercial (C-1/C-P) to the north, east, west, and Residential Agriculture (R-A) to the south. The project will be conditionally compatible with the surrounding zoning classifications.
- c) The project site is designated Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) in the RCIP and is within the Mission Boulevard Policy Area of the Jurupa Area Plan. Surrounding properties area also designated Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, west, and Low Density Residential (LDR) (1/2 Acre Minimum) to the south.
- d) The project is consistent with current land use designations and the policies of the RCIP.
- e) The project will not disrupt or divide the physical arrangement of an established community.

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
MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State 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?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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
--	--------------------------------------	--	---------------------------------------	--------------

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA ☐ A ☒ B ☐ C ☐ D ☐				

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact:

The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. 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?	☐	☐	☒	☐

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

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

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING	Would the project			
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☒	☐
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

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

Findings of Fact:

a) Since the project site is vacant and undeveloped, planned for nonresidential uses, the project could not displace substantial numbers of existing housing.

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

b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) Since the project site is vacant and undeveloped, the project could not displace substantial numbers of people.

d) The project site is located within the Jurupa Valley Redevelopment Project Area (Glen Avon sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be consistent with the objectives of the Jurupa Valley Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Fire Services

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.34)

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

35. Sheriff Services

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 90.PLANNING.34)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for any public services.

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

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING. 23). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.34)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered

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

governmental faculties. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 90.PLANNING.34)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION

39. 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 C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☒ ☐

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

Findings of Fact:

a-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The proposed project is not located within a C.S.A. but is within the Jurupa Area Recreation and Parks District.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

☐ ☒ ☐ ☐

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

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

Findings of Fact:

The Jurupa Area Plan identifies a Class 1 Bike Path/Regional Trail along Mission Boulevard.

Mitigation: Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail on Mission Boulevard with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District. (COA: 60.PARKS.1)

Monitoring: Monitoring will be conducted by the Riverside County Regional Park and Open-Space District and Building and Safety through the permitting process.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☒	☐
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP, Transportation Department Review

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site

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

would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) Development of the proposed project site will have no impact that will result in inadequate parking.

c) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.

d) Development of the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) Development of the project site will have no impact on circulation altering waterborne, rail or air traffic.

f) Development of the proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

g) Development of the proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

h) Development of the proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

i) Development of the proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

j) Development of the proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

☐
☒
☐
☐

Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact:

The Jurupa Area Plan identifies a Class 1 Bike Path/Regional Trail along Mission Boulevard.

Mitigation: Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail on Mission Boulevard with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District. (COA: 60.PARKS.1)

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

Monitoring: Monitoring will be conducted by the Riverside County Regional Park and Open-Space District and Building and Safety through the permitting process.

UTILITY AND SERVICE SYSTEMS Would the project

43. 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: Department of Environmental Health Review

Findings of Fact:

a) The Jurupa Community Services District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. 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:

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

- a) The Jurupa Community Services District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not 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) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

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

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP, Riverside County Waste Management District correspondence – Letter from Riverside County Waste Management Division, dated September 18, 2006 from Ryan Ross, Planner.

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.
- b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan). Conditions of Approval 10.PLANNING.44, 80.PLANNING.22, and 90.PLANNING.28 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Natural gas?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Communications systems?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

d) Storm water drainage?

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

h) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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 to 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 would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any biological that may potentially exist on the site.

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.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 defined in California Code of Regulations, Section 15130)? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

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
50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: RCIP: Riverside County Integrated Project.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- PD-B No. 5019: Focused Narrow Endemic Plant Survey and Breeding Season Borrowing Owl Habitat Assessment for APN: 171-101-073, prepared by L & L Environmental, Inc., dated April 11, 2007 and PD-B No. 5101: Evaluation of Urban/Wildlands Interface for APN: 171-101-073, prepared by L & L Environmental, Inc., dated May 16, 2007.
- County Geologic Report (GEO) No. 2121 prepared by Soil Exploration Company, Inc., dated February 9, 2007
- Riverside County Waste Management District correspondence – Letter from Riverside County Waste Management Division, dated September 18, 2006 from Ryan Ross, Planner.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a self storage facility consisting of five (5) buildings with a total building area of 70,896 square feet including 14,443 square feet (17%) of landscaping and five (5) parking spaces on a 2.30 gross (1.93 net) acre site.

The project site is located in the Community of Glen Avon of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of Wild Pony Road, southerly of Mission Boulevard, easterly of Agate Street, and westerly of Vernon Avenue.

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 (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3521. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

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. 3521 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-3) for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-3) for

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT G = Conceptual Grading Plan for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT H = Project Line of Sight for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-2) for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet and LS Concept Theory (Sheets 1-6) for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-3) for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

APPROVED EXHIBIT P = Photometric Plan (Sheets 1-3) for Conditional Use Permit No. 3521 Amended No. 4, dated May 14, 2009.

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 -GIN 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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 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. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 14 USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING 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 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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.BS GRADE. 15 USE-G3.3RETAINING WALLS (cont.) RECOMMND

shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 20 USE-G1.4 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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD

RECOMMND

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - RE-REVIEW POSSIBLE

RECOMMND

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

10.E HEALTH. 3 JCSD WATER AND SEWER SERVICE

RECOMMND

Conditional Use Permit#3521 (CUP#3521) proposes to construct a self storage facility only. No public food facilities will be proposed. Moreover, CUP#3521 proposes to connect to Jurupa Community Services District (JCSD) water and sewer service. Therefore, a current "will-serve" letter from JCSD will be required to ensure JCSD's ability to provide water and sewer service to this proposed project.

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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

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

Minimum required fire flow shall be 3125 GPM for a 3 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 VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 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.

10.FIRE. 5 USE-#88A-AUTO GATES RECOMMND

Gate(s) shall be automatic operated, minimum 24 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. (current plan check deposit base fee is \$126.00)

10.FIRE. 6 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 3521 proposes to develop 2.01 acres with a self storage facility. The site is located northerly of Red Mesa Dr., southerly of Mission Blvd., easterly of Agate St. and westerly of Vernon Ave. in the Glen Avon area.

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The site is protected from north by the existing District Bly Channel Mission Storm Drain Lateral "A" in Mission Boulevard. But it receives runoff from east from an existing RV storage site built as CUP 2969. An existing 15-foot drainage easement and drainage ditch built with PM 21212 is located on the south side of the project site. The District is concerned about the impacts of increased runoff and water quality from this development on the downstream properties. In order to mitigate the increased runoff and water quality impacts, an "Extended Detention Basin" is proposed. Due to the size of the development, the District would accept a basin design based on an "Extended Detention Basin" criteria described in the District's "Stormwater Quality Best Management Practice Design Handbook" as mitigation for both water quality and increased runoff volume. The applicant has submitted a Water Quality Plan (WQMP) received on July 15, 2008 supporting the size of the extended detention basin shown on the exhibit. The general size and location appears satisfactory at this stage. Should the volume of the basin found to be inadequate at the improvement plan check stage, the drive aisles will have to be modified to reduce the increased runoff.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET

RECOMMND

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

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

10.FLOOD RI. 10 USE INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.FLOOD RI. 10 USE INCREASED RUNOFF (cont.)

RECOMMND

volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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

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

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

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

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

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). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

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.floodcontrol.co.riverside.ca.us 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 included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

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.

10.FLOOD RI. 24 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 3

USE - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

10.PLANNING. 4

USE - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 5

USE - LC LNDSCPNG REVIEW/COMPL

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC LNDSCPNG REVIEW/COMPL (cont.) RECOMMND

maintenance authority, and shall be in conformance with the PRELIMINARY/CONCEPTUAL LANDSCAPING plans.

10.PLANNING. 6 USE - GEO02121 RECOMMND

County Geologic Report (GEO) No. 2121, submitted for this project (CUP03521), was prepared by Soil Exploration Company, Inc. and is entitled: "Preliminary Soil Investigation and Liquefaction Evaluation Report, Proposed Mission Boulevard Self-Storage Facility, APN 171-101-073-7, Mission Boulevard, Glen Avon Area, County of Riverside, California", Project No. 700-101, dated February 9, 2007. In addition Soil Exploration Company, Inc. prepared the following:

"Preliminary Soil Investigation/California Building Code (CBC) 2007 Update/Response to County Review, Proposed Mission Boulevard Self-Storage Facility, APN 1710-101, Mission Boulevard, Glen Avon Area, County of Riverside, California", Project No. 700-101" dated February 9, 2009, dated January 27, 2009.

"Response to Item 2 Review Comment Dated February 5, 2009, County Geologic Report, Mission Boulevard Self-Storage Facility, APN 171-101-073-7, Mission Boulevard, Glen Avon Area, County of Riverside, California", dated February 17, 2009.

GEO02121 concluded:

1. There are no lineaments or other fault related features trending through or towards the subject property.

2. The potential for surface fault rupture at the site is very low to nil.

3. Onsite soils at the site have a Safety Factor of at least 2.65 against liquefaction, assuming ground water elevation at the surface.

4. The rockfall, slope stability, seiche and tsunami potential at the site is very low.

GEO02121 recommended:

1. Overexcavation and recompaction of surficial soils to

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - GEO02121 (cont.)

RECOMMND

provide adequate support for the proposed building, structures and pavement.

2.Vegetable matter and any old foundations, seepage pits, leach lines, septic tanks, old fills, buried utilities/irrigation lines and deleterious materials would require removal from the proposed grading area.

GEO No. 2121 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2121 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 7 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. 8 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. 9 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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 11 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 13 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Mini-Warehouses, Self Storage: 2 spaces/3 employees.

No more than 3 employees per shift. Total parking spaces provided: 5 (including 1 accessible).

10.PLANNING. 14 USE - LIMIT ON SIGNAGE RECOMMND

There is no signage being proposed for this project. Any 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. 15 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. 18 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 25 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - NO RESIDENT OCCUPANCY (cont.) RECOMMND

as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 27 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 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 30 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. 31 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. 33 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in commercial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 34 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-warehouses:

- 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:

- 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. 38 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 Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT A shall not be included in the Project Area.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 40 USE - 2ND DIST LS GUIDELINES

RECOMMND

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

10.PLANNING. 43 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 Code Enforcement Department at www.rctlma.org.buslic.

10.PLANNING. 44 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 18, 2006, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Red Mesa Drive, south of Mission Blvd., east of Agate St., and west of Vernon Ave., in the Glen Avon Area Plan. The project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables). The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - WASTE MGMT. CLEARANCE (cont.)

RECOMMND

recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - WASTE MGMT. CLEARANCE (cont.) (cont.) RECOMMND

composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351.

10.PLANNING. 45 USE - LC 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. 46 USE - LC LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) 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 Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and 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-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height,

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN (cont.) RECOMMND

are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 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 (916) 657-1146.

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. 10 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. 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 and the Environmental Programs 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 will be required.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

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 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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail on Mission Boulevard with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEONTOLOGIST REQUIRED RECOMMND

Because the subject parcel is designated as HIGH A for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services for the proposed grading with respect to potential paleontological impacts. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 13 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3521, 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. 14 USE - GRADING PLAN REVIEWW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 15 USE - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER & SEWER WILL SERVE

RECOMMND

A "Will-Serve" letter is required for potable water service and sanitary sewer service from the appropriate utility agency.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS (cont.)

RECOMMND

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. 5 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - LC LNDSCPING SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 4 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the conditions of approval for the parent permit or plot plan. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to: slope planting, common area and/or park landscaping, and individual front yard landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review by the landscape division.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 5

USE - LC LNDSCP INSPECT DEPOSIT

RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Installation, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 6

USE - LC PARKING/LNDSCPNG PLAN

RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - LC PARKING/LNDSCPNG PLAN (cont.) RECOMMND

plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 9 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 EXHIBITS B and M.

80.PLANNING. 10 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 11 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. 17 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. 22 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 18, 2006, summarized as follows: 1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. 2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 23 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 26 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 and the Riverside County Comprehensive General Plan.

80.PLANNING. 27 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3521, 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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE - LC LNDSCP PLOT PLAN APPR RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 32 USE - FLOOR AREA RATIO REQ. RECOMMND

As currently designed, Conditional Use Permit No. 3521 is not consistent with the existing Floor Area Ratio requirements of the General Plan, but the County is processing a General Plan Amendment that would, if adopted, resolve this inconsistency. Prior to the issuance of any building permit for Conditional Use Permit No. 3521, a General Plan Amendment changing the Floor Area Ratio requirements such that the conditional use permit, as currently designed, is consistent therewith shall be adopted and effective. In the alternative, Conditional Use Permit No. 3521 shall be redesigned to meet the existing Floor Area Ratio requirements of the General Plan. Such redesign shall be processed as a request for substantial conformance or a revised permit, whichever the Planning Director determines is appropriate.

80.PLANNING. 33 USE - LC SPECIMEN TREES REQUIR RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

TRANS DEPARTMENT

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Mission Boulevard shall be conveyed for public use to provide for a 64 foot half-width right-of-way.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - STREETLIGHTS - L&LMD

RECOMMND

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

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

80.TRANS. 20 USE - STREETLIGHT PLAN 1

RECOMMND

A separate street light 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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 21 USE - LANDSCAPING COMM/IND

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 plans shall be improved within Mission Boulevard 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.

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 Judy Watterlond, Transportation Department at (951) 955-6829.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 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 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 guideline handout

90.FIRE. 3 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.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 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 initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PALEO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist ONE CERTIFIED PAPER COPY AND two (2) PDF format CD copies of the Paleontological Monitoring Report. The report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 4 USE - LC LNDSCPE/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 5 USE - LC CMPLY W/LNDSCP/IRR PL

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of five (5) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 9 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."

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. 13 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. 15 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) 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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - INSTALL BIKE RACKS (cont.) RECOMMND
plans.

90.PLANNING. 16 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. 18 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. 21 USE - TRASH ENCLOSURES RECOMMND

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

90.PLANNING. 24 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 18, 2006, summarized as follows: 1. Prior to final building inspection for EACH building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection. 2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 30 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 33 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3521 is calculated to be 1.93 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 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 cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3521 has been calculated to be 1.93 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. 2 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 project boundaries 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.

90.TRANS. 3 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project WO 05-00010; MS4030 shall be coordinated with "EDA" project coordinator Pam Baird at (951) 955-6691 and with Transportation Project Manager Cathy Wampler at (951)

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - ST DESIGN/IMP CONCEPT (cont.) RECOMMND
955-6803.

90.TRANS. 6 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 9 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. 10 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. 11 USE - STREET LIGHTS 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.

Street light 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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - UTILITY PLAN

RECOMMND

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

90.TRANS. 14 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 15 USE - LANDSCAPING COMM/IND

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 Mission Boulevard.

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 Judy Watterlond, Transportation Department at (951) 955-6829.

05/27/09
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03521

Parcel: 171-101-073

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16

USE - EXISTING MAINTAINED

RECOMMND

Mission Boulevard along project boundary is a paved County maintained road and designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 43 feet from centerline, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64 foot half-width dedicated right-of-way in accordance with County Standard No. 92. (43'/64')

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.
2. All proposed driveways shall be constructed per County Standard No. 207A.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: September 5, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Supervisor Tavaglione
Commissioner Snell
EDA- Redevelopment
ALUC – J. Guerin
Riv. County Waste Management
Riv. County Sheriff's Dept.

Jurupa Area Rec. & Parks
Riverside Transit Agency
Jurupa Unified School District
Western Municipal Water District
Southern CA Edison
Southern CA Gas
SBC Commercial
Caltrans #8
Santa Ana Regional WQCB
EIC "Attachment A"
CA Dept. of Fish and Game
US Fish and Wildlife Service
US Postal Service
Pechanga Band of Indians
Center for Comm. Action & Environ. Justice

CONDITIONAL USE PERMIT NO. 3521 - EA41003 – Applicant: Michael Dunn – Engineer/Representative: Michael Dunn - Second Supervisorial District - Jurupa Zoning District - Glen Avon Area Plan: Commercial Retail (CR) (.20-.35 FAR)– Location: northerly of Red Mesa Dr., southerly of Mission Blvd., easterly of Agate St. and westerly of Vernon Ave. - 2.01 Net Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** Applicant proposes to build and operate 51,695 sq. ft. self storage facility on 2 acres zoned C-1/C-P. – APN: 171-101-073 – Related Cases: EA19910, CUP02789, EA32418, VAR01527, CUP02969A1 – Concurrent Cases: CFG04400.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on September 28, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Beth Tamayose**, Project Planner, at **(951) 955-2419** or email at btamayose@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

September 18, 2006

Beth Tamayose, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3521
Proposal: CUP proposes a 51,965 sq ft self-storage facility on 2 acres
APN: 171-101-073

Dear Ms. Tamayose:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Red Mesa Drive, south of Mission Blvd., east of Agate St., and west of Vernon Ave., in the Glen Avon Area Plan. The project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:
 - a) **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
 - b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross, Planner
Planner II

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 or x 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Beth Tamayose, Project Planner

September 11, 2006

RE: Conditional Use Permit No. 3521; EA No. 41003
APN: 171-101-073; Related Cases: EA 19910, CUP02789, EA32418, VAR01527,
CUP02969A1; Concurrent Cases: CFG04400
Applicant: Michael Dunn; Architect/Representative: Michael Dunn

Dear Ms Tamayose,

Thank you for the opportunity to comment on the proposal for the development of a self storage facility at the above location within the Glen Avon Area Plan – Jurupa Zoning District.
The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

1. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Storage Units & Employee Work Areas:

During periods of non-use, interior and roll-up type doors should be reinforced with a heavy duty locking device(s) to provide an additional deterrent to forced entry. Recommend a security alarm system for the location, which identifies the specific building or area of intrusion. The alarm service vendor should possess an after-hours point of contact with responding party in the event of an activation. During operational hours, the management should institute some control measures for access and egress to the property to include employee work areas, tools rooms, loading areas, office areas, etc... The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment or customer storage merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to the roof should preclude having exterior ladders, walls, fences, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. All roof top vents should be reinforced to prevent forced entry.

D. Landscaping:

The landscape design should be based on the use of the existing plan.

The use of planted items which will not overgrow areas of the business and property.

For example, trees or shrubs, should not be planted directly adjacent to structures, fencelines, walls or buildings, and not should they be planted in a manner which will obstruct observation both, into and out of the premises.

2. Construction Site:

Prior to construction on any structure or project site, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas.

Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department.

The developer and/or builder's name, address and phone number should be posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside Sheriff's Department. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

The current proposal does not include an exterior lighting plan for the premises. All lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare). The Riverside County Sheriff's Department requests a review of the exterior illumination plan prior to final approval.

2. Graffiti Issues:

Any changes to the surface of walls, fences, buildings, logo monuments, etc... should include graffiti resistant protection either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

3. Business Numbering:

The property address should be prominently displayed to the business front, visible from the street and the approach by either direction. The selection of adequate size numbering and contrasting color from the building façade will assist in emergency responses by the fire department, ambulance service or law enforcement. The site plan indicates several buildings. Each building should be clearly marked or numbered in a consistent fashion, size and color contrasting with the façade of the structure.

Additionally, the Sheriff's Department requires that the main office or administrative building have the address numerics affixed on the rooftop and each building identified by their respective identifier. The application of the address numbers assist emergency responders to the location by being visible from the air by an aircraft or helicopter in the event of an emergency. The numbers shall be a minimum of 1 x 4 foot, resistant to the elements and contrasting in color from the roof.

4. Knox System:

The property plans do not indicate any installed gate for access and egress. Should the location install a gate, the premises shall have installed the required double switch (Model # 3503) Knox Box Rapid Entry System. The Riverside County Fire and the Riverside County Sheriff's Department each have independent controlled access and will require the installation of the Knox System in the event of an emergency. The appropriate vendor authorization forms may be obtained at the Sheriff's Department by contacting Deputy Matt Cosgrove at the Jurupa Valley Sub-station (951) 955-9230. A similar form will be required from the Riverside County Fire at (951) 955-4777.

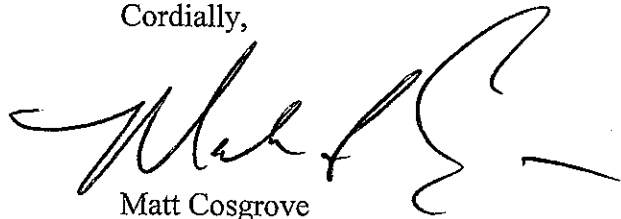
5. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have No Trespassing or Loitering signs posted along the perimeter fence line a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

Prior to the issuance of building permit(s), the Sheriff's Department requests the presentation of the indicated project designs and/or diagrams for proper review (i.e. exterior lighting plan & landscaping plan).

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a stylized flourish at the end.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

cc: RSO, Admin.
JVS File

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: September 5, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Supervisor Tavaglione
Commissioner Snell
EDA- Redevelopment
ALUC – J. Guerin
Riv. County Waste Management
Riv. County Sheriff's Dept.

Jurupa Area Rec. & Parks
Riverside Transit Agency
Jurupa Unified School District
Western Municipal Water District
Southern CA Edison
Southern CA Gas
SBC Commercial
Caltrans #8
Santa Ana Regional WQCB
EIC "Attachment A"
CA Dept. of Fish and Game
US Fish and Wildlife Service
US Postal Service
Pechanga Band of Indians
Center for Comm. Action & Environ. Justice

CONDITIONAL USE PERMIT NO. 3521 - EA41003 – Applicant: Michael Dunn – Engineer/Representative: Michael Dunn - Second Supervisorial District - Jurupa Zoning District - Glen Avon Area Plan: Commercial Retail (CR) (.20-.35 FAR)– Location: northerly of Red Mesa Dr., southerly of Mission Blvd., easterly of Agate St. and westerly of Vernon Ave. - 2.01 Net Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** Applicant proposes to build and operate 51,695 sq. ft. self storage facility on 2 acres zoned C-1/C-P. – APN: 171-101-073 – Related Cases: EA19910, CUP02789, EA32418, VAR01527, CUP02969A1 – Concurrent Cases: CFG04400.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on September 28, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Beth Tamayose**, Project Planner, at (951) 955-2419 or email at btamayose@RCTLMA.org / **MAILSTOP# 1070**.

The Jurupa Unified School District is currently operating at capacity. Additional

COMMENTS development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law; even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: 9/20/06

SIGNATURE: Shelia E. Carpenter

PLEASE PRINT NAME AND TITLE: Shelia E. Carpenter, Director of Centralized Support Services

TELEPHONE: 951.360.2777

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



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Tina English, Lance Noland, John Field, Susan Swieca

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist 1

DATE: October 16, 2008

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Conditional Use Permit 3521 Amd No. 3 [Self Storage Facility – Glen Avon]

Site Visit: October 12, 2006

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3521, Amended No. 3 proposes to construct a self storage facility in the community of Glen Avon. Currently vacant, the project site consists of 1.93 acres located southerly and adjacent to Mission Boulevard, northerly of Wild Pony Drive, easterly of Agate Street, and westerly of Vernon Avenue. The zoning classification for the project site is General Commercial (C-1/C-P) and the land use designation is Commercial Retail (CD: CR). The surrounding land uses include commercial uses to the north, single-family residences to the south, self storage facility to the east, and vacant land to the west.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Glen Avon sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Glen Avon sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

/// /// ///
/// /// ///



RIVERSIDE COUNTY
Economic Development Agency

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Conditional Use Permit 3521, Amd No. 3
October 16, 2008
Page 2

The proposed project is attractive and it appears as if the applicant put a lot of thought into the aesthetics of the proposed structures, landscaping and sign program.

The proposed project is located within the Mission Boulevard Revitalization Project Phase 6. The applicant will be notified at a later date if they are required to designate right-of-way for the Revitalization Project. In addition, the proposed project shall comply with all applicable landscape and streetscape designs associated with the Revitalization Project.

The Redevelopment Agency doesn't have any further comments/concerns regarding the proposed project at this time.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

CONDITONAL USE PERMIT NO. 3521 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Michael Dunn – Engineer/Representative: California Regional Engineering, Inc. – Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Wild Pony Road, southerly of Mission Boulevard, easterly of Agate Street, and westerly of Vernon Avenue – 2.30 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit proposes to construct a self storage facility consisting of five (5) buildings with a total building area of 70,896 square feet including 14,443 square feet (17%) of landscaping and five (5) parking spaces on a 2.30 gross (1.93 net) acre site – APN: 171-101-073. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 24, 2009
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, Christian Hinojosa, at 951-955-0972 or email chinojos@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/29/09,

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

APN (s) or case numbers CUP03521 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

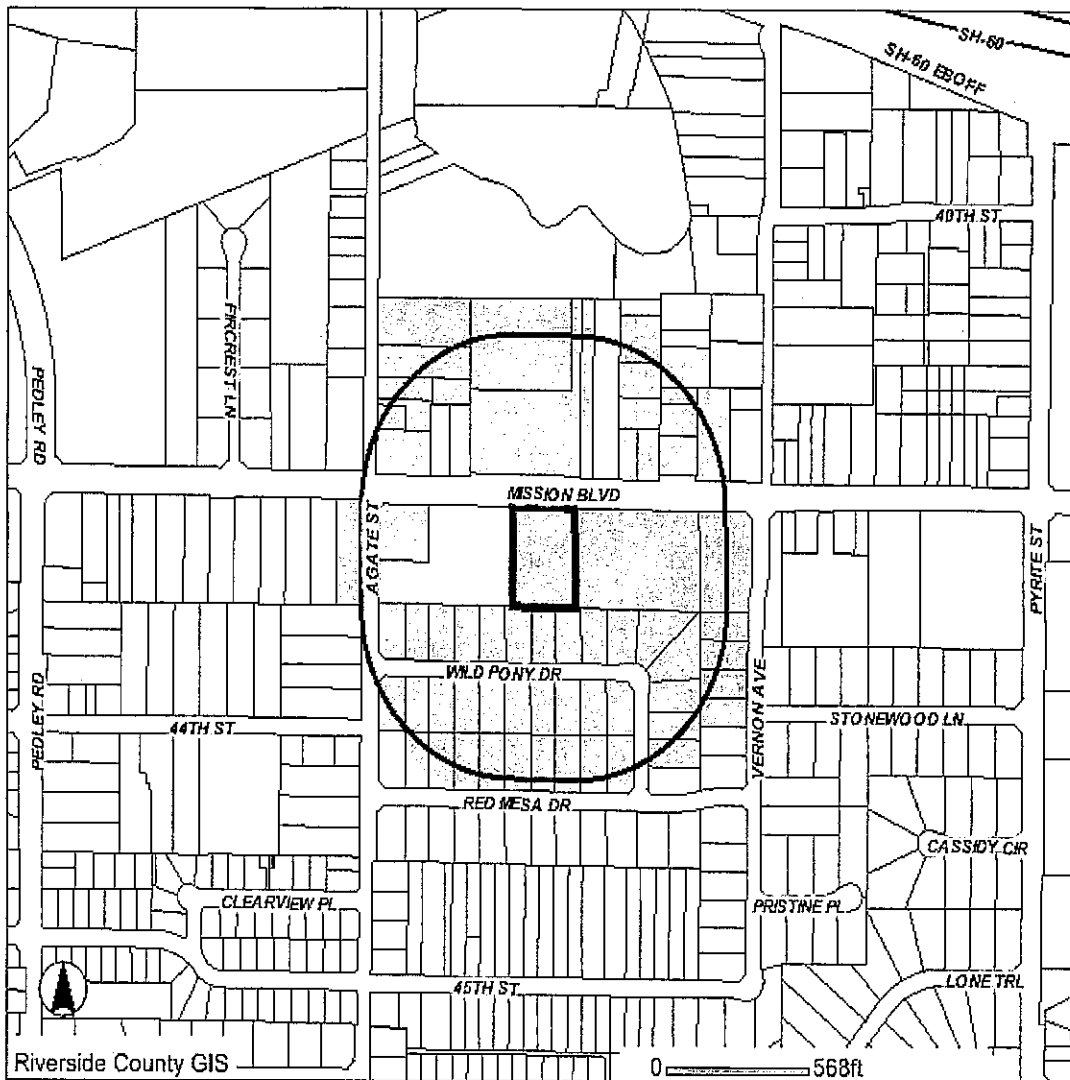
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked by
V. Adams
RSP
10/29/09*

600 feet buffer



Selected parcel(s):

169-191-006	171-081-004	171-090-001	171-090-002	171-090-003	171-090-004	171-090-005
171-090-006	171-090-007	171-090-010	171-090-011	171-090-012	171-090-016	171-090-018
171-090-019	171-090-025	171-090-026	171-090-027	171-090-029	171-090-030	171-090-031
171-101-032	171-101-033	171-101-034	171-101-035	171-101-036	171-101-037	171-101-038
171-101-039	171-101-040	171-101-041	171-101-042	171-101-043	171-101-044	171-101-064
171-101-065	171-101-071	171-101-073	171-101-076	171-102-002	171-102-003	171-102-004
171-102-005	171-102-006	171-102-007	171-102-008	171-102-009	171-102-010	171-102-011
171-102-012	171-102-013	171-102-014	171-102-015	171-102-016	171-102-017	171-102-018
171-102-019	171-102-020	171-231-001	171-261-001	171-261-002	171-261-003	171-261-004

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/29/2009

APN: 169191006 ASMT: 169191006
SOFIA SORIA
4257 AGATE ST
RIVERSIDE CA. 92509

APN: 171081004 ASMT: 171081004
DONALD WALGREN
8389 MISSON BLV
RIVERSIDE CA. 92509

APN: 171090001 ASMT: 171090001
JUDY G MONTGOMERY
4108 AGATE ST
RIVERSIDE CA. 92509

APN: 171090002 ASMT: 171090002
RAFAEL HILARIO OSEGUEDA
MARITZA HILARIO
4142 AGATE ST
RIVERSIDE CA. 92509

APN: 171090003 ASMT: 171090003
GRACIELA CASTANEDA
4156 AGATE ST
RIVERSIDE CA. 92509

APN: 171090004 ASMT: 171090004
UNITED FRESH PRODUCE
8559 MISSION BLV
RIVERSIDE CA 92509

APN: 171090005 ASMT: 171090005
EMILIANO ESPARZA
4176 AGATE ST
RIVERSIDE CA. 92509

APN: 171090006 ASMT: 171090006
ESAUL GARCIA
4170 AGATE ST
RIVERSIDE CA. 92509

APN: 171090007 ASMT: 171090007
ULTIMATE REAL ESTATE INV
8585 MISSION BLV
RIVERSIDE CA. 92509

APN: 171090010 ASMT: 171090010
MIRA LOMA RV STORAGE
6885 ALTON PKWY STE 100
IRVINE CA 92618

APN: 171090011 ASMT: 171090011
KENNETH R TRUST
P O BOX 684
BIGFORK MT 59911

APN: 171090012 ASMT: 171090012
MIRA LOMA RV STORAGE II
C/O MICHAEL ROLFES
6885 ALTON PKWY STE 100
IRVINE CA 92618

APN: 171090016 ASMT: 171090016
JAVIER MUNGUIA
8441 MISSION BLV
RIVERSIDE CA. 92509

APN: 171090018 ASMT: 171090018
GUADALUPE AYALA
P O BOX 291613
PHELAN CA 92329

APN: 171090019 ASMT: 171090019
RAFAEL ESCALANTE
8443 MISSION BLV
RIVERSIDE CA. 92509

APN: 171090025 ASMT: 171090025
HAROLD STEVE KERSHNER
8445 MISSION BLV
RIVERSIDE CA. 92509

APN: 171090026 ASMT: 171090026
JOSE R LOPEZ
SILVIA LOPEZ
8449 MISSION BLV
RIVERSIDE CA. 92509

APN: 171090027 ASMT: 171090027
LUIS A SENGUA
ERNESTINE SENGUA
6580 JEWEL ST
RIVERSIDE CA 92509

APN: 171090029 ASMT: 171090029
JOSE MORA
8425 MISSION BLV
RIVERSIDE CA. 92509

APN: 171090030 ASMT: 171090030
HUMBERTO J VALLEJO
MARIA D VALLEJO
C/O ALVARO ESTRADA
16499 WELSH CT
MORENO VALLEY CA 92555

APN: 171090031 ASMT: 171090031
WILLIAM B BAKER
COBRA ROUSHANZAMIR
6681 VINAL HAVEN CT
CYPRESS CA 90630

APN: 171101032 ASMT: 171101032
STEVEN G SLEYKO
DIANE L SLEYKO
8595 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101033 ASMT: 171101033
JOSE LUIS AYALA
8583 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101034 ASMT: 171101034
MARTIN R QUINTANA
ROSIE QUINTANA
8571 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101035 ASMT: 171101035
FRANK A PRADO
RITA PRADO
8559 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101036 ASMT: 171101036
DOMINGO VASQUEZ
8543 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101037 ASMT: 171101037
CARLOS L GUZMAN
ROSEMARY Z GUZMAN
8527 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101038 ASMT: 171101038
JOSEPH R HILL
8511 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101039 ASMT: 171101039
DANIEL K SPITULSKI
NANCY E SPITULSKI
8497 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101040 ASMT: 171101040
ANA L CAZARES
8483 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101041 ASMT: 171101041
KEITH BARNEY
LORNA BARNEY
8469 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101042 ASMT: 171101042
MATTHEW ISHAM
8455 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101043 ASMT: 171101043
JEREMY MEAD
8441 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101044 ASMT: 171101044
VERONICA DIGIORGIO
8427 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101064 ASMT: 171101064
DANIEL J LAMEY
8413 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101065 ASMT: 171101065
PEDRO CERDA
8401 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171101071 ASMT: 171101071
PREFERRED LENDERS CORP
C/O CINDY BECKER
27740 JEFFERSON AVE 200
TEMECULA CA 92590

APN: 171101073-ASMT: 171101073
MISSION BLVD STORAGE
3520 CADILLAC AVE NO B
COSTA MESA CA 92626

APN: 171101076 ASMT: 171101076
ACQUIPORT AMSDELL III
C/O U STORE IT PTA USI345
P O BOX 320099
ALEXANDRIA VA 22320

APN: 171102002 ASMT: 171102002
JOSE J FIGUEROA
GLORIA GARCIA
8581 RED MESA DR
RIVERSIDE CA. 92509

APN: 171102003 ASMT: 171102003
FORREST R HEESE
MELANIE HEESE
8567 RED MESA DR
RIVERSIDE CA. 92509

APN: 171102004 ASMT: 171102004
ROBERT L PROPHETE
JULIAN E PROPHETE
8553 RED MESA DR
RIVERSIDE CA. 92509

APN: 171102005 ASMT: 171102005
GARY W MYHRA
CINDY R MYHRA
8539 RED MESA DR
RIVERSIDE CA. 92509

APN: 171102006 ASMT: 171102006
NATIONAL CITY BANK
C/O HOME LOAN SERVICES
150 ALLEGHENY CENTER
PITTSBURGH PA 15212

APN: 171102007 ASMT: 171102007
GILBERTO CAZESSUS
MIGUEL A MARTINEZ
DEBRA C MARTINEZ
C/O MIGUEL A MARTINEZ
1664 PACIFIC AVE
NORCO CA 92860

APN: 171102008 ASMT: 171102008
CRUZ W VILLALOBOS
TINA LYNN VILLALOBOS
8495 RED MESA DR
RIVERSIDE CA. 92509

APN: 171102009 ASMT: 171102009
LYNDA RISA RAFF
24 VILLAGE PARK WAY
SANTA MONICA CA 90405

APN: 171102010 ASMT: 171102010
LETICIA CERVANTES
8471 RED MESA DR
RIVERSIDE CA. 92509

APN: 171102011 ASMT: 171102011
WESLEY FOLEY
DEBRA FOLEY
8468 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102012 ASMT: 171102012
IGNACIO VARGAS
8480 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102013 ASMT: 171102013
JOHN COOK
TAMI COOK
8496 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102014 ASMT: 171102014
ELIZABETH A WOOTEN
MICHAEL KAITZ
C/O MICHAEL KAITZ
8510 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102015 ASMT: 171102015
ROBERT GARCIA
CAROLYN GARCIA
8524 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102016 ASMT: 171102016
TALIS BALT GALVIS
CATHERINE BALT GALVIS
8538 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102017 ASMT: 171102017
DENNIS J STAUP
CHRISTINE J STAUP
8554 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102018 ASMT: 171102018
DAVID L HERNANDEZ
8568 WILD PONY DR
RIVERSIDE CA. 92509

APN: 171102019 ASMT: 171102019
JOSE J HERNANDEZ
MARGARITA HERNANDEZ
RUBEN RAMOS
8582 WILD PONY DR
MIRA LOMA CA 92509

APN: 171102020 ASMT: 171102020
PATRICIA K DEPROPRIS
RICHARD A CARNEY
P O BOX 953
YUCAIPA CA 92399

APN: 171231001 ASMT: 171231001
MICHAEL V WYNN
LINDA D WYNN
4315 VERNON AVE
RIVERSIDE CA. 92509

APN: 171261001 ASMT: 171261001
DAVID IM
BO NAM IM
1766 ISLAND DR
FULLERTON CA 92833

APN: 171261002 ASMT: 171261002
FREDERICK D KIERTZNER
GABRIELE B KIERTZNER
4275 VERNON AVE
RIVERSIDE CA. 92509

APN: 171261003 ASMT: 171261003
WILLIAM J WARNER
ANNA WARNER
4285 VERNON AVE
RIVERSIDE CA. 92509

APN: 171261004 ASMT: 171261004
BRADLEY THOMAS BAILEY
4295 VERNON AVE
RIVERSIDE CA. 92509

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Jurupa Area Recreation & Park District
4810 Pedley Rd.
Riverside, CA 92509

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

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

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

APPLICANT/OWNER:
MICHAEL DUNN
3520 CADILLAC AVENUE, SUITE B
COSTA MESA, CA 92626

ENGINEER:
JONATHAN D. SKEITH, P.E.
CALIFORNIA REGIONAL ENG., INC.
30175 VIA AMANTE
MENIFEE, CA 92584

ARCHITECT:
J. CRAIG MANN ARCHITECT
1224 VILLAGE WAY, SUITE D
SANTA ANA, CA 92705

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41003, Conditional Use Permit No. 3521

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

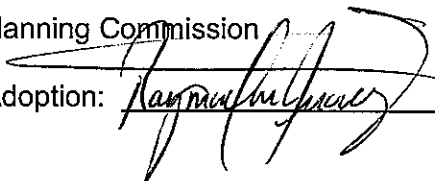
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Christian Hinojosa Title: Project Planner Date: May 19, 2009

Applicant/Project Sponsor: Michael Dunn Date Submitted: August 9, 2006

ADOPTED BY: Planning Commission

Person Verifying Adoption:  Date: July 8, 2009

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Please charge deposit fee case#: ZEA41003 ZCFG02121

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0614807

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DUNN MICHAEL \$64.00
paid by: CK 1008
CALIFORNIA FISH AND GAME FOR EA41003
paid towards: CFG04400 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 09, 2006 16:19
MAVALENZ posting date Aug 09, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0906915

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DUNN MICHAEL \$1,993.00
paid by: CK 1091
CALIFORNIA FISH AND GAME FOR EA41003
paid towards: CFG04400 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 18, 2009 10:16
SBROSTRO posting date May 18, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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