

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case Nos.: Conditional Use Permit No. 3488

Project Location: The project site is located in the Community of Mira Loma within the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Limonite Avenue and easterly of Etiwanda Avenue.

Project Description: Conditional Use Permit No. 3488 proposes to legalize an unpermitted and operating trucking and parking business, "Toltec Freight Systems," for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jorge Arriaga

Exempt Status: (Check one)

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

Reasons why project is exempt:

The proposed use is subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states "Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to the following:

c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

1. The project includes approximately 3,620 square feet of development in an urbanized area. The project does not propose, nor will it be allowed the use of a significant amount of hazardous substances. 2. The project does not exceed 10,000 square feet of floor area. 3. The project currently has public water, gas, and electric on site and is served by the applicable utilities. 4. The project currently utilizes on-site sewage disposal for waste water treatment. This on-site sewage disposal system has been reviewed by the County Department of Environmental Health and found to be acceptable for the proposed use, which is a trucking operation and parking business.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

January 6, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA40586 ZCFG04026 .

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