



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 9/28/10) Final 9/28/10

1:30 p.m.

OCTOBER 18, 2010

AGENDA

**RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501**

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

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

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter.

2.1 **NONE**

3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.

3.1 **PLOT PLAN NO. 24592** – CEQA Exempt – Applicant: Carla and Joseph Sanchez – Engineer: Axis 3 Architecture Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Corte Palabras, southerly of Calle Bandido, easterly of Avenida La Cresta – 21.01 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 4,500 square foot detached agricultural barn on 21.01 acres, associated with the 9,389 square foot residence located at 39313 Avenida La Cresta in Murrieta, CA. APN: 929-180-00. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

3.2 **PLOT PLAN NO. 24640** – CEQA Exempt – Applicant: Michelle Lynn Perez – Engineer: EW Webb Engineering – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southerly of Via Huerta, easterly of Avenida Arboles – 5.24 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 2,160 square foot 10-stall horse enclosure on 5.24 acres, associated with the 4,234 square foot residence and 709 square foot 2-story guest house located at 20202 Avenida De Arboles in Murrieta, CA. APN: 928-140-032. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

3.3 **PLOT PLAN NO. 24577** – CEQA Exempt – Applicant: David Sanchez – Engineer/Rep: H R Associates –

Second Supervisorial District – Pedley District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 56th Street, southerly of Clydesdale, easterly of Appaloosa, westerly of Ash – .47 Acre – Zoning: Residential Agricultural (R-A-20,000) (20,000 square foot minimum lot size) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted 1,519 square foot detached garage on .47 acres, associated with the 1,232 square foot residence located at 5480 Steve Avenue in Riverside, CA. APN: 162-040-012. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)

- 3.4 **PLOT PLAN NO. 24357** – CEQA Exempt – Applicant: Juan Herrera – Engineer: David Sandoval – Second Supervisorial District – Rubidoux District – Jurupa Area Plan – Community Development: Medium High Density Residential (5-8 DU/AC) (CD:MHDR) - Located Northerly of Wallace Street, southerly of Rubidoux Boulevard, easterly of Mission Boulevard – .34 Acre – Zoning: Multiple Family Dwellings (R-2) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 448 square foot storage room addition with restroom to existing 360 square foot detached garage on .34 acre, associated with the 1,050 square foot residence located at 5516 34th Street in Riverside, CA. APN: 179-150-005. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 3.5 **PLOT PLAN NO. 24628** – CEQA Exempt – Mark Kolek – Owner: Walter Allen – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agricultural: Agricultural (5 Acres Minimum) (AG:AG) - Located Northerly of Madera De Playa Drive, southerly of Rancho California Road, easterly of Berkswell Lane, westerly on Circle M Drive – 4.51 Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 2,769 square foot storage room & garage with a 210 square foot 2nd floor open air view deck on 4.51 acres, associated with the 2,415 square foot residence located at 41455 Circle M Drive in Temecula, CA. APN: 951-070-019. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 4.0 **PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.**
- 4.1 **PLOT PLAN NO. 24047** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Andrew Kleiner – Engineer/Representative: Walter R. Allen - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: The address of the proposed project is 39555 Calle Contento Rd, Temecula, CA 92592. This is northerly of Rancho California Rd, southerly of Vista Del Monte Rd, and westerly of Calle Contento.– 20 Gross Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20) - **REQUEST:** The plot plan proposes a winery in conjunction with a special occasion facility. The project includes an existing 1,878 sq. ft. building to be used as a wine production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room, deli and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. restroom and existing 400 sq. ft. storage shed. An existing mobile home located in the southwest portion of the site shall be removed. The project proposes special events (with music by small groups) with up to 76 attendees for each event. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed to take place from 10:00 a.m. to 10:00 p.m. - APN: 943-130-010. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)
- 4.2 **TENTATIVE PARCEL MAP NO. 35565** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jacob Tikosky – Engineer/Representative: Saeed Shahidi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road – 10.65 Gross Acres - Zoning: Residential Agricultural (5 acres minimum) (R-A-5) - **REQUEST:** Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-071. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org. (Quasi-judicial)
- 4.3 **TENTATIVE PARCEL MAP NO. 31653** – CEQA Exempt - Applicant: Jurjen Vanderwal -Engineer/Rep.:

Anacal Engineering - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) - Location: South of Markham Street, east of Cedar Street and west of Wood Road – 4.09 acres – Zoning: R-A-1 (Residential Agriculture, One-Acre Minimum) - **REQUEST:** This is a Schedule "H: subdivision of 4.09 acres into four parcels - APN: 321-030-021- Project Planner, Larry Ross at 951-955-3585 or e-mail lross@rctlma.org. (Quasi-judicial)

- 4.4 **ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879** – EIR00450 – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 – Related Case: PM26365. (Continued from October 4, 2010) Project Planner, Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org. (Quasi-judicial)

5.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1
Supervisory District: First
Project Planner: Bahellla Boothe

Plot Plan Number: 24592
Applicant: Carla & Joseph Sanchez
Directors Hearing: October 18, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 4,500 square foot detached agricultural barn on 21.01 acres, associated with the 9,389 square foot residence located at 39313 Avenida La Cresta in Murrieta, CA. APN: 929-180-001

ISSUES OF RELEVANCE:

Based on the size of the proposed accessory structure, Planning Department has conditioned the applicant to obtain clearance from the Grading Division prior to building permit issuance for the structure.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24592, 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 Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (5 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 4,500 square foot detached agricultural barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: 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: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24592

Parcel: 929-180-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24592 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24592, Exhibit A, dated August 5, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 4,500 square foot detached agricultural barn on 21.01 acres, associated with the 9,389 square foot residence located at 39313 Avenida La Cresta in Murrieta, CA. APN: 929-180-001

10. EVERY. 3 PPA - 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 PP24592. 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

PLOT PLAN:ADMINISTRATIVE Case #: PP24592

Parcel: 929-180-001

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24592 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP24592

Parcel: 929-180-001

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24592

Parcel: 929-180-001

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

PLOT PLAN:ADMINISTRATIVE Case #: PP24592

Parcel: 929-180-001

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

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

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

80.FIRE. 2 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated August 5, 2010.

80.PLANNING. 1 PPA - GRADING CLEARANCE REQ'D RECOMMND

Prior to issuance of the building permit for the accessory structure, applicant must obtain clearance from the grading division.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated August 5, 2010.

PLOT PLAN:ADMINISTRATIVE Case #: PP24592

Parcel: 929-180-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter 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.

90.FIRE. 2 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.

TO THE APPLICANT :

The Building & Safety Department has reviewed the proposed project. The comments below are guidelines for possible additional items that may need to be addressed during the building department plan check review. All building plans and applicable documents shall comply with the 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> Plot Plan Review Comments <<

+ SITE : 39313 AVENIDA LA CRESTA MURRIETA + P/C Log # : PP24592A

+ BY : Klaarenbeek, R. + PHONE: (951) 955-1833 + DATE : 07/07/2010

BD1 The plot plan proposes a 4,500 agricultural barn with a partial bathroom (One water closet & one sink). The building would be classified as a group "U" agricultural building and would comply with size limitations per the 2007 California Building Code (CBC).

This project is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.

This is not to be considered a building department plan check review. All building department plan check submittal requirements, applications and fees are required for plan check review and approval in addition to the current planning department review.

RIVERSIDE COUNTY GIS



Selected parcel(s):
929-180-001

IMPORTANT

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

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
929-180-001

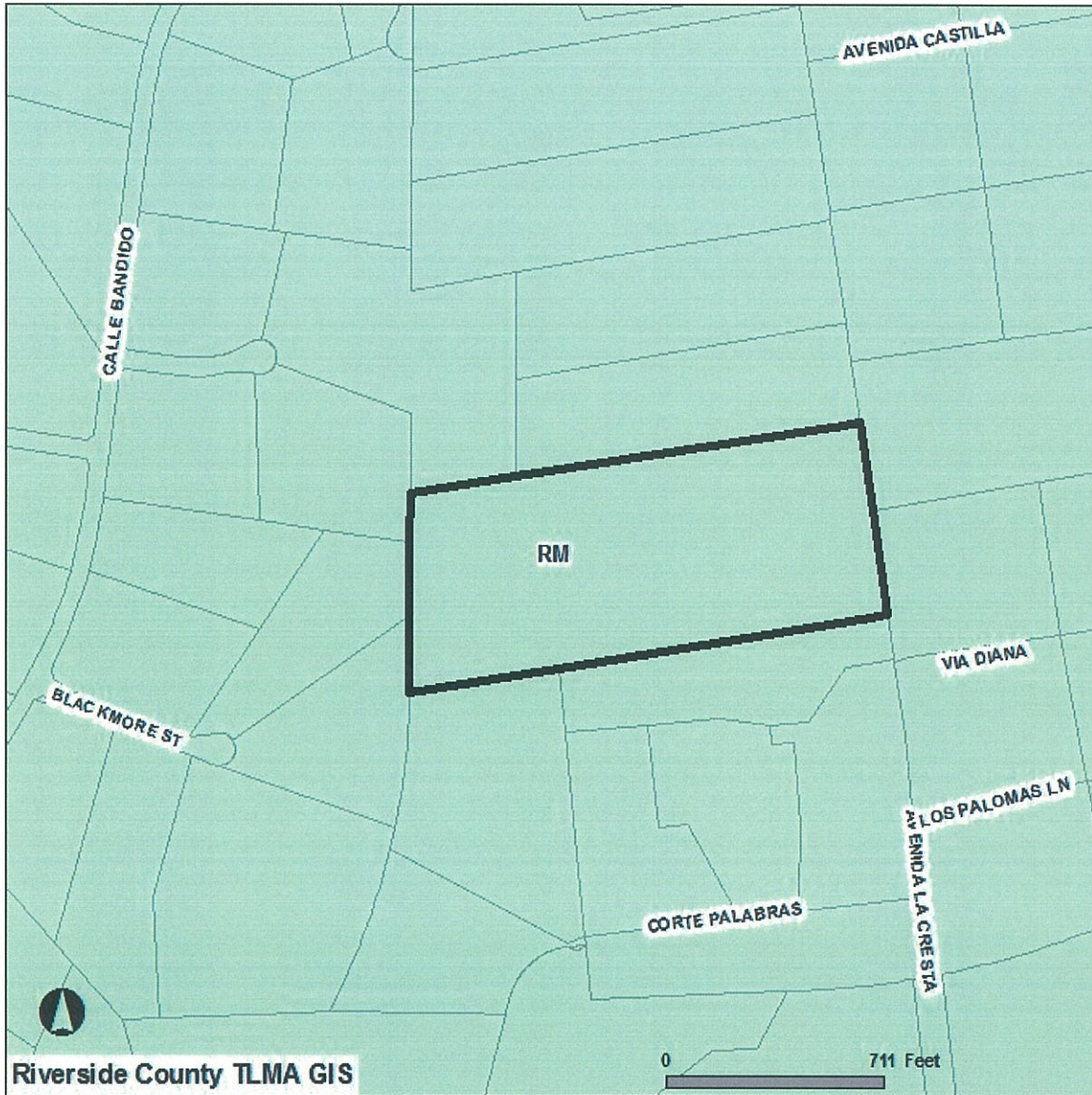
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RIVERSIDE COUNTY GIS



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929-180-001

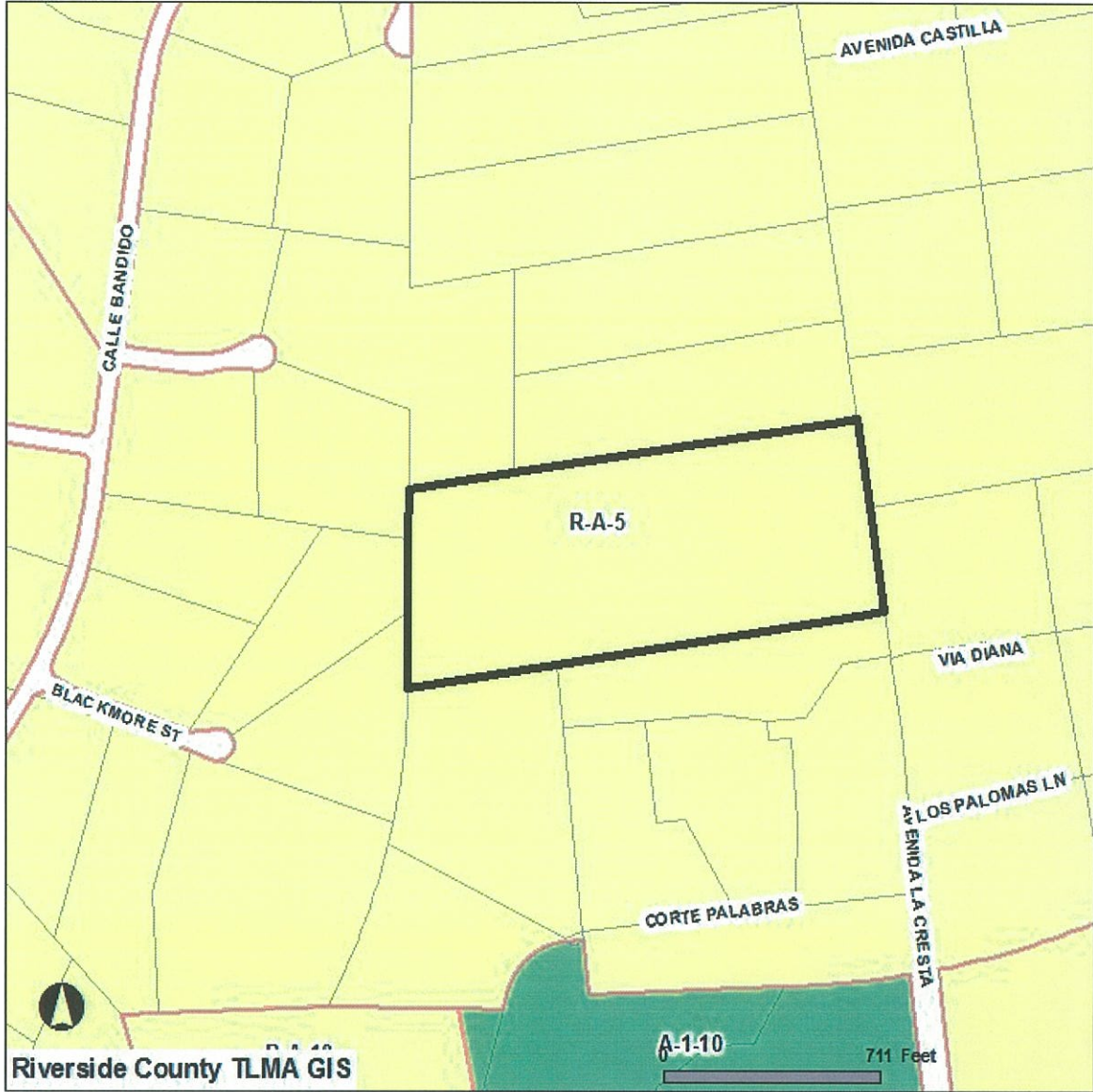
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RIVERSIDE COUNTY GIS



Selected parcel(s):
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Version 100412

CC JNTY OF RIVERIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP2A592 DATE SUBMITTED: JUNE 8, 2010

APPLICATION INFORMATION

Applicant's Name: JOE AND CARLA SANCHEZ E-Mail: CARLACHEZ@aol.com

Mailing Address: 39313 AVENIDA LA CRESTA
MURRIETA Street CALIFORNIA 92562
City State ZIP

* Daytime Phone No: (951) 696-4166 Fax No: (951) 696-4168
Prop Owner

Engineer/Representative's Name: AKIS ARCHITECTURE, INC E-Mail: STEPHEN@AKIS.NET

Mailing Address: 20151 RANCHO CALIFORNIA RD
TEMECULA Street CALIFORNIA 92590
City State ZIP

Daytime Phone No: (951) 506-2800 Fax No: (951) 694-3366

Property Owner's Name: JOE AND CARLA SANCHEZ E-Mail: SEE ABOVE

Mailing Address: SAME AS APPLICANT
Street
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

x

Carla Villegas Sanchez
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

x

Joseph Sanchez III
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

x

Carla Villegas Sanchez
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

AGRICULTURAL BARN 50 X 90 = 4,500 S.F. ONE STORY

Related cases or underlying case: PP 24011

PROPERTY INFORMATION

Assessor's Parcel Number(s): 929-180-001

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 10.03

General location (nearby or cross streets): North of CORTE PACA BRAS, South of _____

APPLICATION FOR MINOR PLOT PLAN

CALLE BANDIDO, East of AVENIDA LA CRESTA West of CALLE BANDIDO

Thomas Brothers Map, edition year, page no., and coordinates: 956 F1

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

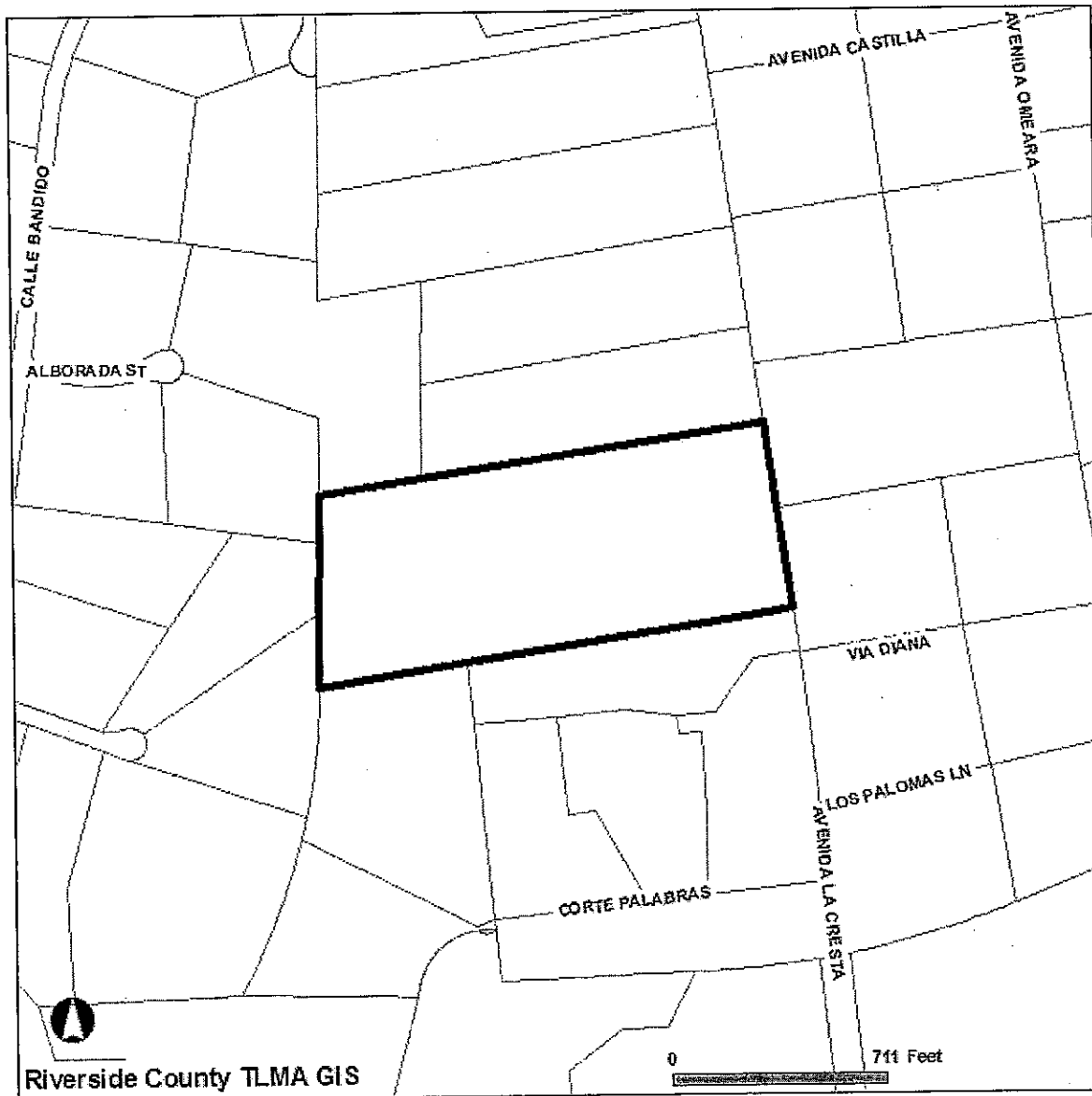
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
929-180-001

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

929-180-001-6

OWNER NAME / ADDRESS

JOSEPH M SANCHEZ
CARLA SANCHEZ
39313 AVENIDA LA CRESTA
MURRIETA, CA. 92562

MAILING ADDRESS

C/O JOHN THOMAS
120 N PUENTE AVE
INDUSTRY CA. 91746

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 2/1
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 21.01 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 9389 SQFT., 5 BDRM/ 5.5 BATH, 2 STORY, ATTACHED GARAGE(3159 SQ. FT), CONST'D 2004TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 956 GRID: F1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 20

ELEVATION RANGE

2084/2140 FEET

PREVIOUS APN

902-130-003

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Agricultural Land
Coastal Sage Scrub
Developed/Disturbed Land
Woodland and Forests

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
SOUTHWEST AREA C

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
80B

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JUAN

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 29.43 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
LOCAL IMPORTANCE
OTHER LANDS

TAX RATE AREAS
082-003

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE

- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS042757	NOT AVAILABLE	APPLIED
EHS042758	NOT AVAILABLE	APPLIED
EHS080214	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT044160	PM 2/1	PAID
MT012482	PM21/1 PAR 3	PAID
MT044159	pm 2/1	PAID
PM24297	DIVIDE 20.32 ACRES INTO 4 RESIDENTIAL PARCELS WITH 5 ACRE MINIMUM PARCEL SIZES. EA 34009. N/A.	ABANDON
MT021869	PM 2/1 (PM 24297)	PAID
PP24011	COLLECTOR CAR & RV GARAGE & SHOW DOG TRAINING/STO	APPROVED

REPORT PRINTED ON...Wed Jun 09 10:52:19 2010
Version 100412

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24592 – CEQA Exempt – Applicant: Carla and Joseph Sanchez – Engineer: Axis 3 Architecture Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Corte Palabras, southerly of Calle Bandido, easterly of Avenida La Cresta – 21.01 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 4,500 square foot detached agricultural barn on 21.01 acres, associated with the 9,389 square foot residence located at 39313 Avenida La Cresta in Murrieta, CA. APN: 929-180-00. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctilma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.ilma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/22/2010,

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

APN (s) or case numbers PP 24592 For

Company or Individual's Name Planning Department,

Distance buffered ~~600~~ 1000'

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

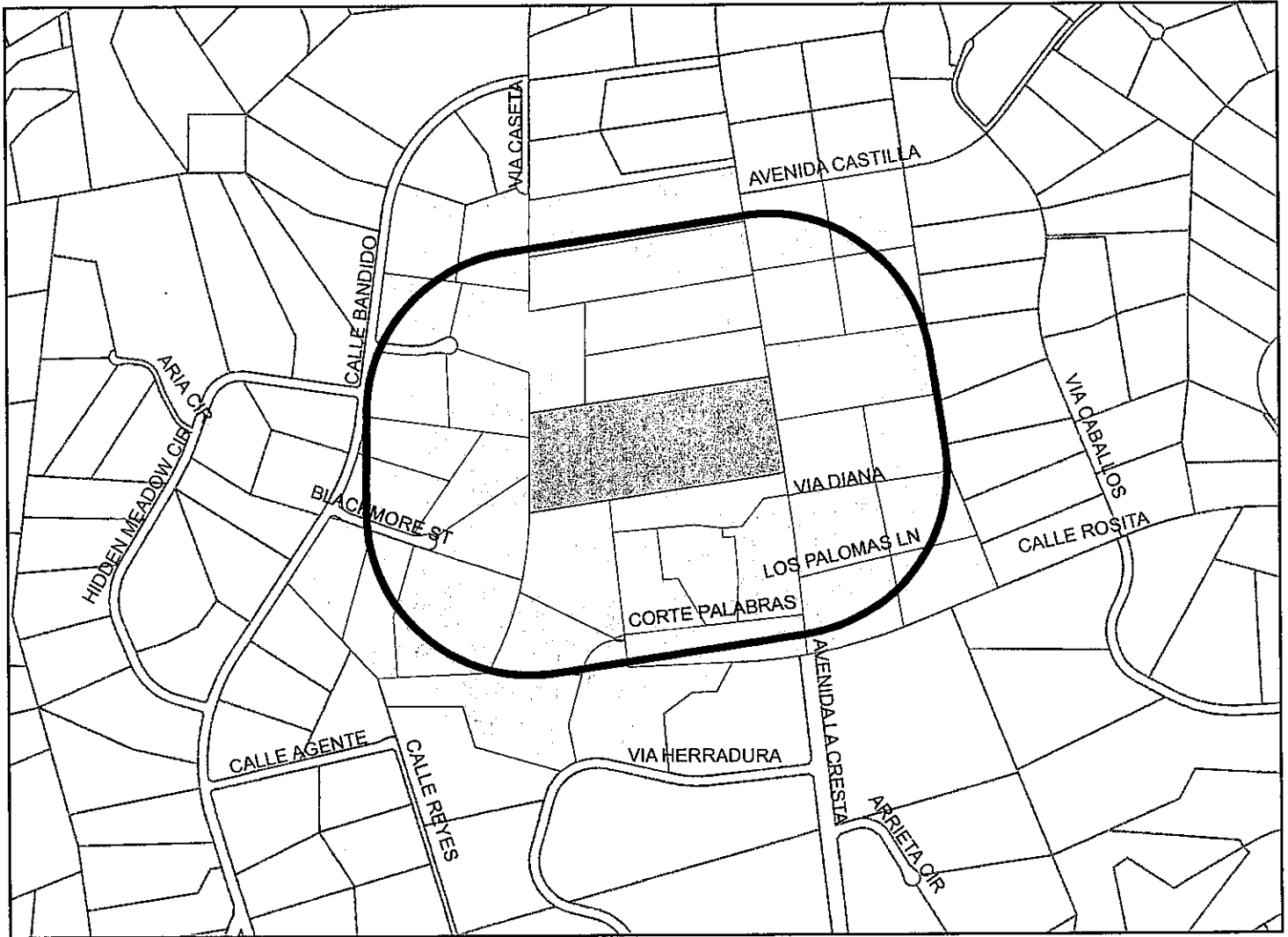
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

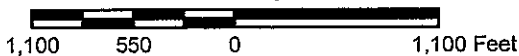
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

929-180-031	931-120-030	929-180-030	929-360-004	929-360-005	929-360-007	929-180-035	929-180-029	929-150-010	929-360-003
929-360-006	929-150-019	929-150-009	929-350-005	929-350-002	929-150-026	929-160-002	929-160-001	929-180-001	929-360-008
929-160-003	929-180-033	929-180-032	929-180-034	929-150-027	929-180-008	929-150-028	929-150-030	929-150-031	929-180-007
929-350-006	929-350-007	929-350-001	929-350-001	929-150-029	929-350-003	931-120-037	929-350-004	929-180-006	



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APN: 929180031, ASMT: 929180031
30 DEGREES NORTH PROP MANAGEMENT
56 FLYING FISH RD
CARBONDALE CO 81623

APN: 929180029, ASMT: 929180029
BOB HUBBARD, ETAL
1925 CORTE PALABRAS
MURRIETA CA. 92562

APN: 931120030, ASMT: 931120030
A JERROLD PERENCHIO
C/O CHARTWELL PARTNERS
1999 AVENUE THE STAR 3050
LOS ANGELES CA 90067

APN: 929150010, ASMT: 929150010
CHARLES F STEVENS
39105 AVENIDA LA CRESTA AVE
MURRIETA CA. 92562

APN: 929180030, ASMT: 929180030
A JERROLD PERENCHIO
C/O KATHLEEN ANTION CHARTWELL PARTNERS
1999 AVENUE THE STARS 3050
LOS ANGELES CA 90067

APN: 929360003, ASMT: 929360003
CHRISTOPHER P WILLIAMS, ETAL
40010 CALLE BANDIDO
MURRIETA CA. 92562

APN: 929360004, ASMT: 929360004
ALASKA HORSE
C/O ANTHONY MONACO
19191 CALLE TERESA
MURRIETA CA 92562

APN: 929360006, ASMT: 929360006
CRAIG A ROBINSON, ETAL
19025 ALBORADA ST
MURRIETA CA. 92562

APN: 929360005, ASMT: 929360005
ARTHUR L FELDERMAN, ETAL
39950 CALLE BANDIDO
MURRIETA CA. 92562

APN: 929150019, ASMT: 929150019
DANIEL LEE MATTOX, ETAL
19350 VIA DIANA
MURRIETA CA. 92562

APN: 929360007, ASMT: 929360007
BANK OF NEW YORK MELLON
C/O AMERICAS SVCING CO
3476 STATEVIEW BLV
FT MILL SC 29715

APN: 929150009, ASMT: 929150009
EDWARD METZLER, ETAL
38875 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 929180035, ASMT: 929180035
BARRY ADEL POLLACK, ETAL
2686 N BEVERLY GLEN BLV
LOS ANGELES CA 90077

APN: 929350005, ASMT: 929350005
GARY P MANN, ETAL
4 VIA PRESEA
COTO DE CAZA CA 92679



APN: 929350002, ASMT: 929350002
GORAN BILAVAR, ETAL
40110 CALLE BANDIDO
MURRIETA CA 92562

APN: 929180034, ASMT: 929180034
MATTHEW DAVID PIKE, ETAL
39455 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 929150026, ASMT: 929150026
HAROLD CHARLES RAMSER, ETAL
39100 AVENIDA LA CRESTA
MURRIETA CA 92562

APN: 929150027, ASMT: 929150027
MAX O VALDES, ETAL
19405 AVENIDA CASTILLA
MURRIETA CA 92562

APN: 929160002, ASMT: 929160002
JOHN KEVIN GORMAN, ETAL
19502 LOS PALOMAS LN
MURRIETA CA. 92562

APN: 929180008, ASMT: 929180008
MICHAEL E HUNTER, ETAL
C/O SHELLEY WILSON
39570 AVENIDA LACRESTA
MURRIETA CA. 92562

APN: 929160001, ASMT: 929160001
JOHN W WHEELER, ETAL
14360 CIERA CT
POWAY CA 92064

APN: 929150028, ASMT: 929150028
MICHAEL L ECHOLDS, ETAL
39198 AVENIDA LA CRESTA
MURRIETA CA. 92562

APN: 929180001, ASMT: 929180001
JOSEPH M SANCHEZ, ETAL
C/O JOHN THOMAS
120 N PUENTE AVE
INDUSTRY CA 91746

APN: 929150031, ASMT: 929150031
ORLIN JOHN RAJALA, ETAL
PMB 230
23905 CLINTON KEITH NO 114
WILDOMAR CA 92595

APN: 929360008, ASMT: 929360008
KEITH E CARD
19056 ALBORADA ST
MURRIETA CA. 92562

APN: 929180007, ASMT: 929180007
PATRICK RICHARD GORMAN, ETAL
19450 LOS PALMAS LN
MURRIETA CA. 92562

APN: 929160003, ASMT: 929160003
MARIO H OROZCO, ETAL
4137 FRANCES AVE
CHINO CA 91710

APN: 929350007, ASMT: 929350007
RAYMOND E KULEK, ETAL
54709 RIVIERA
LA QUINTA CA 92253



APN: 929350001, ASMT: 929350001
RICK DOUGLAS, ETAL
40200 CALLE BANDIDO
MURRIETA CA. 92562

APN: 929150029, ASMT: 929150029
ROBERT DREW LENGYEL, ETAL
39175 AVENIDA OMEARA
MURRIETA CA. 92562

APN: 929350003, ASMT: 929350003
ROBERT STEPHEN SMITH, ETAL
19042 BLACKMORE ST
MURRIETA CA. 92563

APN: 931120037, ASMT: 931120037
STEPHEN D TAYLOR
40355 VIA HERRADURA
MURRIETA CA 92562

APN: 929350004, ASMT: 929350004
THOMAS LOUIS CAPRIOTTI, ETAL
19050 BLACKMORE ST
MURRIETA CA. 92562

APN: 929180006, ASMT: 929180006
WILLIAM R PURVIS, ETAL
17281 NORWOOD PARK PL
TUSTIN CA 92780

Agenda Item No.: 3.2
Supervisory District: First
Project Planner: Bahellila Boothe

Plot Plan Number: 24640
Applicant: Michelle Lynn Perez
Directors Hearing: October 18, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,160 square foot 10-stall horse enclosure on 5.24 acres, associated with the 4,234 square foot residence and a 709 square foot 2-story guest house located at 20202 Avenida De Arboles in Murrieta, CA. APN: 928-140-032

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24640, 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 Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA
9/20/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (5 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,160 square foot 10-stall horse enclosure is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: 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: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24640 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24640, Exhibit A, dated September 15, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to construct a 2,160 square foot 10-stall horse enclosure on 5.24 acres, associated with the 4,234 square foot residence and 709 square foot 2-story guest house located at 20202 Avenida De Arboles in Murrieta, CA. APN: 928-140-032

10. EVERY. 3 PPA - 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 PP24640. 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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 PPA-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 ad 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

10. GENERAL CONDITIONS

10.BS GRADE. 2 PPA-G1.3 DISTURBS NEED G/PM RECOMMND

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

10.BS GRADE. 3 PPA-G1.5 EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 4 PPA-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 PPA-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

10.BS GRADE. 6 PPA-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.

09/20/10
17:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

10. GENERAL CONDITIONS

10.BS GRADE. 7 PPA-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.

FIRE DEPARTMENT

10.FIRE. 1 USE -NO CONDITIONS INEFFECT

*** No Text Exists For This Condition ***

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24640 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

10. GENERAL CONDITIONS

10.PLANNING. 6 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 PPA-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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OF LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. 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.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated September 13, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 13, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the

09/20/10
17:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24640

Parcel: 928-140-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Director

PLOT PLAN REVIEW

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

**SITE: S/VIA HUERTA
E/AVENIDA ARBOLES**

COMMENTS: PP 24640 Date: 8/02/2010

The plot plan submittal is for a proposed 2,160 square foot horse stall enclosure. Per the 2007 California Building Code (CBC), this would be classified as a group "U" agricultural structure and would meet size limitation requirements within the 207 CBC.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman • Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: RP 24640 DATE SUBMITTED: 7-19-10
~~6/30/10~~

APPLICATION INFORMATION

Applicant's Name: Michelle Lynn Perez E-Mail: _____

Mailing Address: 20202 Avenida De Arboles
MURRIETA Ca 92562
City State ZIP

Daytime Phone No: (909) 784-7826 Fax No: (909) 597-5506

Engineer/Representative's Name: Ed Webb Engineering/Earl Webb E-Mail: earl@ew-webb.com

Mailing Address: 1299 Columbia Ave Ste E-7
Riverside Ca 92507
City State ZIP

Daytime Phone No: (951) 788-2050 Fax No: (951) 788-2075

Property Owner's Name: Egday Vargas & Michelle Perez E-Mail: _____

Mailing Address: 20202 Avenida De Arboles
MURRIETA Ca 92562
City State ZIP

Daytime Phone No: (909) 70-9245 Fax No: (909) 597-5506

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38686 El Corrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

Form 295-1022 (04/01/09)

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

Michelle Lynn Perez
PRINTED NAME OF APPLICANT

Michelle L. Perez
(SIGNATURE OF APPLICANT)

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Edguez Vazquez & Michelle L. Perez
PRINTED NAME OF PROPERTY OWNER(S)

Michelle L. Perez
(SIGNATURE OF PROPERTY OWNER(S))

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

10 - Stall horse enclosure

Related cases or underlying case: None

PROPERTY INFORMATION

Assessor's Parcel Number(s): 928-140-032

Section: 9 Township: 75 Range: 4W

Approximate Gross Acreage: 5.240

General location (nearby or cross streets): North of _____, South of _____

APPLICATION FOR MINOR PLOT PLAN

Via Huepsta, East of Avenida Arboles West of _____

Thomas Brothers Map, edition year, page no., and coordinates: 2006, 926-H4

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

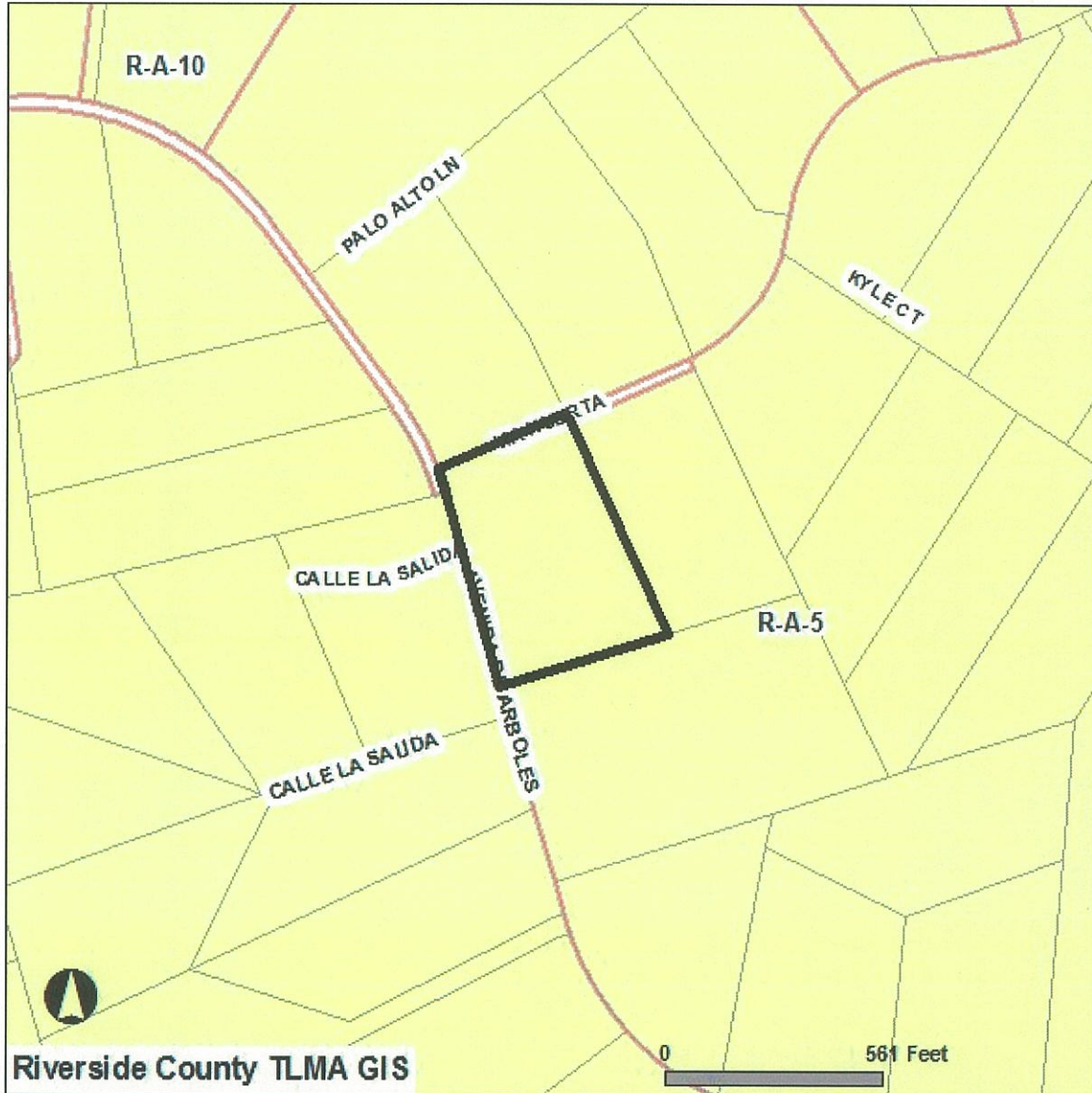
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-140-032

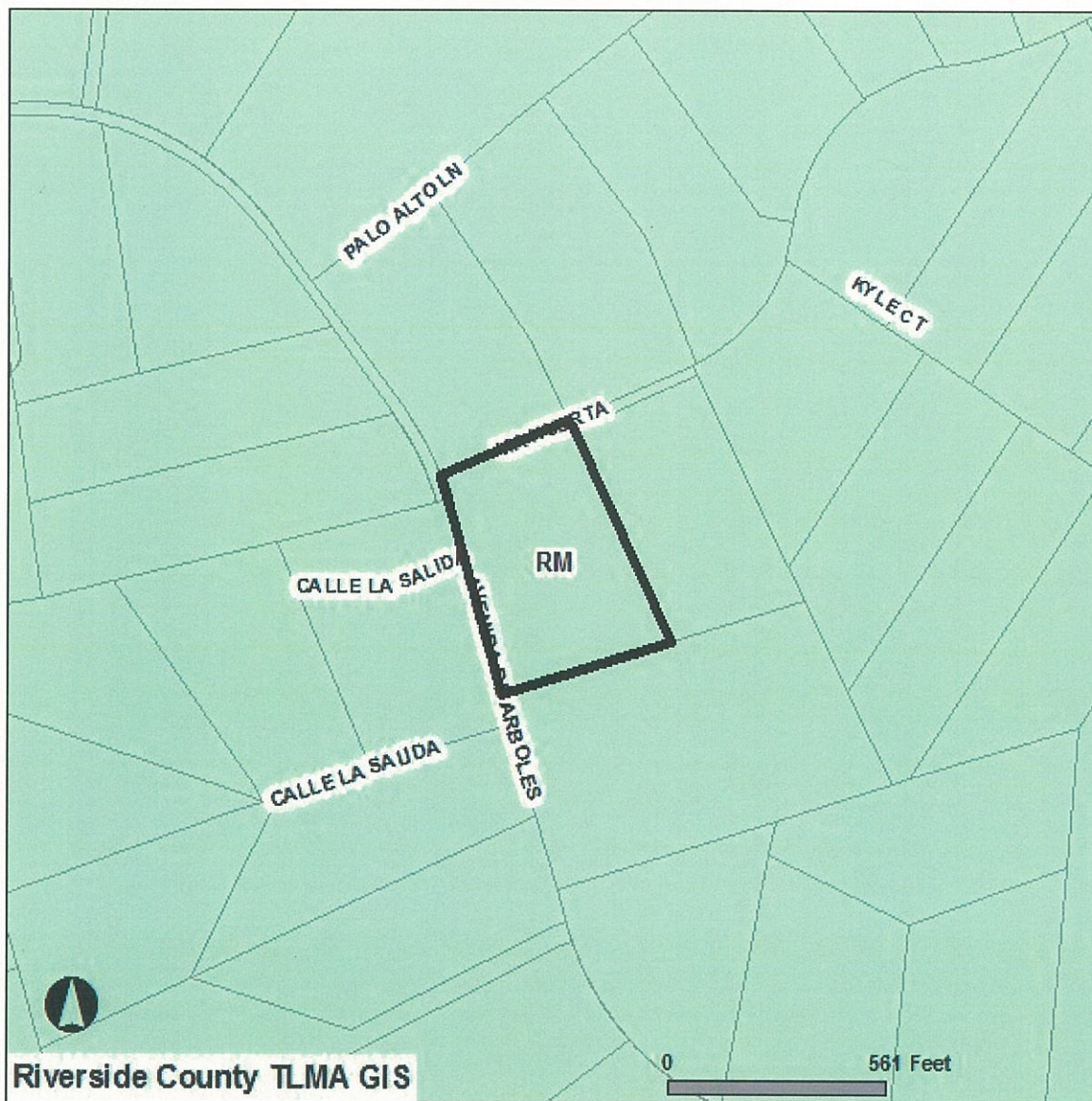
IMPORTANT

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

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-140-032

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
928-140-032

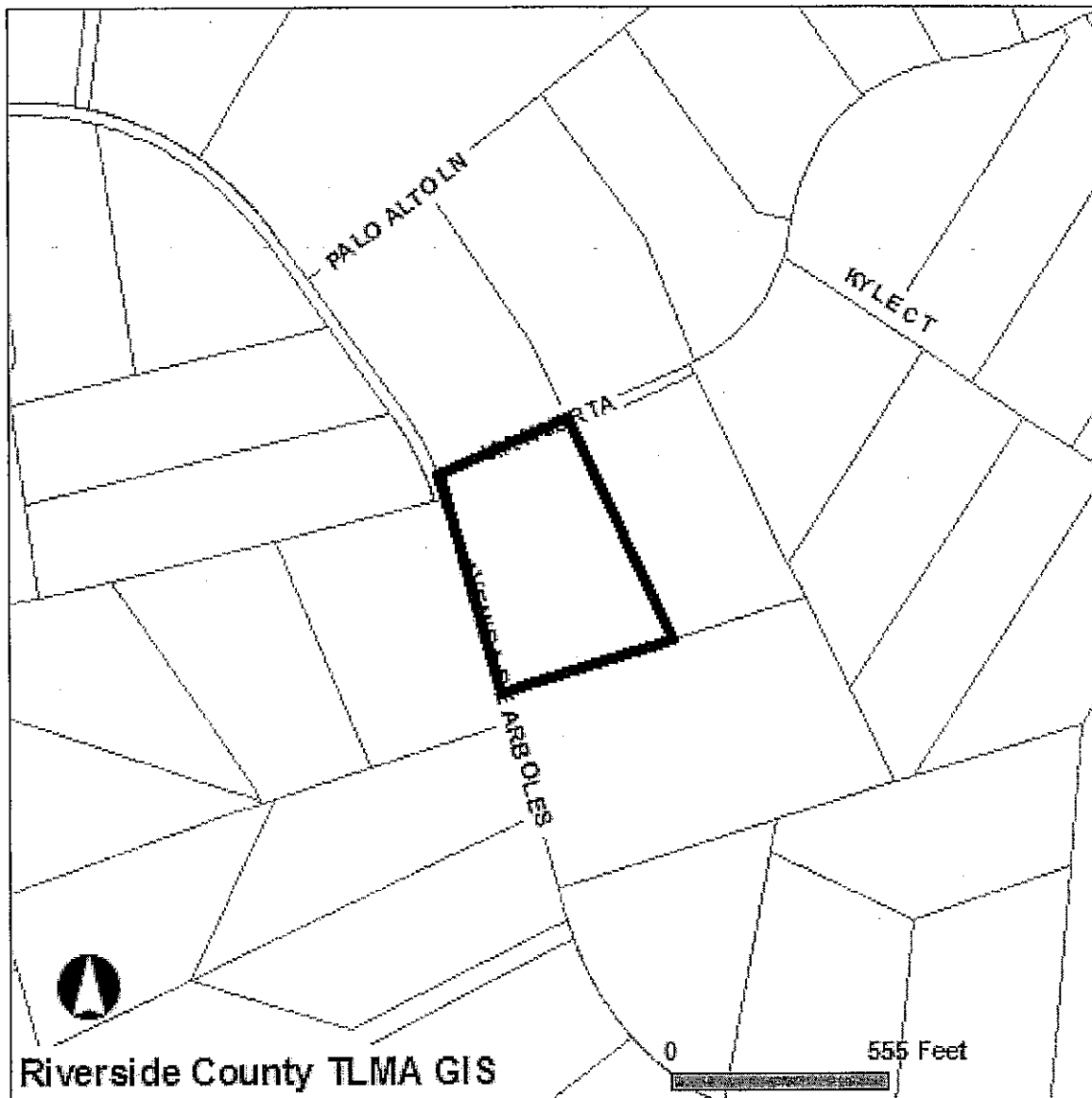
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RIVERSIDE COUNTY GIS



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928-140-032

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STANDARD WITH PERMITS REPORT

APNs

928-140-032-3

OWNER NAME / ADDRESS

MICHELLE LYNN PEREZ
20202 AVENIDA DE ARBOLES
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
20202 AVENIDA DE ARBOLES
MURRIETA CA. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 79/11.
SUBDIVISION NAME: PM 8047
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 5.24 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 4234 SQFT., 5 BDRM/ 4.25 BATH, 2 STORY, ATTACHED GARAGE(918 SQ. FT), CONST'D 2003TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 926 GRID: H4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T7SR4W SEC 9

ELEVATION RANGE

2172/2208 FEET

PREVIOUS APN

928-140-015

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5 (CZ 5485)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Chaparral
Coastal Sage Scrub
Developed/Disturbed Land
Woodland and Forests

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
SOUTHWEST AREA C

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
80A

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
LA CRESTA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 29.48 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043224

FARMLAND
OTHER LANDS

TAX RATE AREAS
082-003

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999

- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BSP041982	GUNITE POOL SPA HEATER-BBQ GAS AND ELECTRIC	FINAL
BRS028407	2-STORY GUEST HOUSE W/ ATTACHED BARN	FINAL
BRS032567	SINGLE FAMILY RES. W/ ATTACHED GARAGE (MAIN DWELL)	FINAL
BGR021024	GRADING FOR SINGLE FAMILY RESIDENCE	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHW040026	NOT AVAILABLE	APPLIED
EHS022128	NOT AVAILABLE	APPLIED
EHS021316	NOT AVAILABLE	APPLIED
EHS030001	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT045101	PM 8047 LOT 1	PAID
MT031584	PM 8047 LOT 1	PAID
MT032401	PM 8047 LOT 1	PAID
MT045103	PM 8047 LOT 1	PAID
MT045102	PM 8047 LOT 1	PAID

REPORT PRINTED ON...Mon Jul 19 10:59:10 2010
Version 100412

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24640 – CEQA Exempt – Applicant: Michelle Lynn Perez – Engineer: EW Webb Engineering – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Southerly of Via Huerta, easterly of Avenida Arboles – 5.24 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 2,160 square foot 10-stall horse enclosure on 5.24 acres, associated with the 4,234 square foot residence and 709 square foot 2-story guest house located at 20202 Avenida De Arboles in Murrieta, CA. APN: 928-140-032. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/16/2010,

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

APN (s) or case numbers PP 24640 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

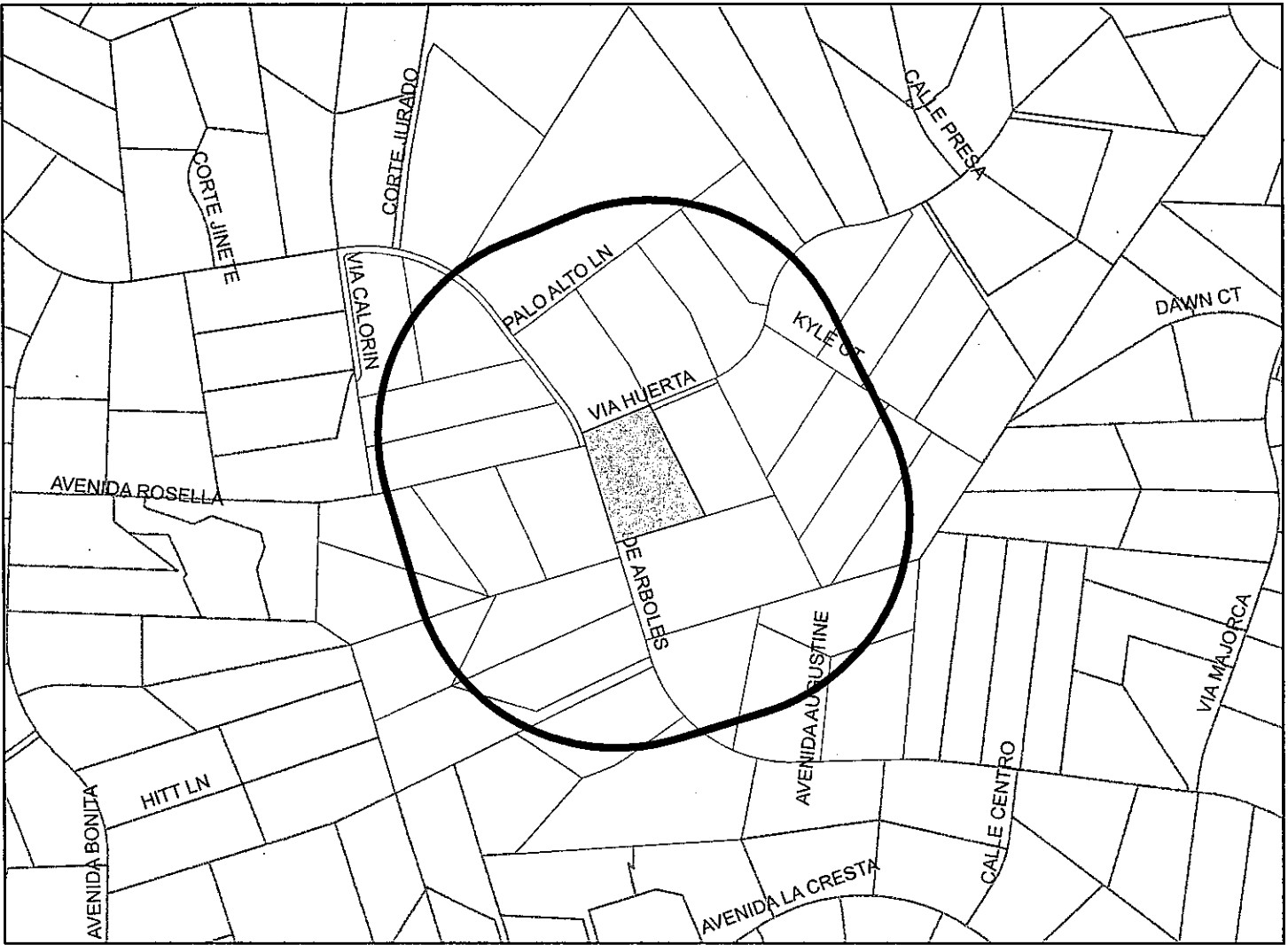
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

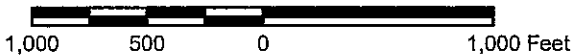
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

929-270-003	929-280-012	928-140-028	928-140-016	928-140-033	929-270-010	928-130-026	928-140-007	929-270-014	928-140-006
928-140-009	928-140-005	929-270-008	928-140-004	929-270-002	928-140-034	928-150-016	929-270-006	929-270-009	928-130-024
928-140-003	928-140-035	929-270-007	928-140-036	928-140-010	928-140-008	929-270-004	928-140-032	929-270-005	929-270-011
929-280-005	928-140-037	928-150-018	928-150-017	929-270-012	929-270-013				



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

1000 feet buffer



Selected Parcels

929-270-003	929-280-012	928-140-028	928-140-016	928-140-033	929-270-010	928-130-026	928-140-007	929-270-014	928-140-006
928-140-009	928-140-005	929-270-008	928-140-004	929-270-002	928-140-034	928-150-016	929-270-006	929-270-009	928-130-024
928-140-003	928-140-035	929-270-007	928-140-036	928-140-010	928-140-008	929-270-004	928-140-032	929-270-005	929-270-011
929-280-005	928-140-037	928-150-018	928-150-017	929-270-012	929-270-013				



400 200 0 400 Feet

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APN: 929270003, ASMT: 929270003
ATTICUS O FIREY, ETAL
38700 CALLE LA SALIDA
MURRIETA CA. 92562

APN: 928140007, ASMT: 928140007
ENWOOD E THOMPSON, ETAL
P O BOX 100008
ALTON UT 84710

APN: 929280012, ASMT: 929280012
AVENIDA DEL RUBIO TRUST, ETAL
C/O STEVEN R MANN
20345 AVENIDA DEL RUBIO
MURRIETA CA. 92562

APN: 929270014, ASMT: 929270014
GERKE FAMILY
C/O THOMAS A GERKE
980 9TH ST 16TH FLOOR
SACRAMENTO CA 95814

APN: 928140028, ASMT: 928140028
BOBBIE LYNN FARRIS, ETAL
C/O STEWART TITLE CO
41391 KALMIA ST STE 110
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MURRIETA CA. 92563



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38433 VIA HUERTA
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LAGUNA NIGUEL CA 92677

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MICHAEL J CONNOLLY, ETAL
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JUDITH A AMES
10575 FRIENDSHIP RD
PILOT POINT TX 76258

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P O BOX 1024
WILDOMAR CA 92595

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MURRIETA CA. 92562



Agenda Item No.: 3.3
Supervisory District: Second
Project Planner: Bahelila Boothe

Plot Plan Number: 24577
Applicant: David Sanchez
Directors Hearing: October 18, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 1,519 square foot detached garage on .47 acre, associated with the 1,232 square foot residence located at 5480 Steve Avenue in Riverside, CA. APN: 162-040-012

ISSUES OF RELEVANCE:

Planning Department has identified other unpermitted structures on the parcel. The applicant has addressed these concerns by labeling site exhibit "to be removed", staff has conditioned the project that prior to final of any building permit the unpermitted 400 square foot garage/shed and the 516 square foot barn cover shall be removed from the property.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24577, 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 Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Jurupa Area Plan.

SA
9/20/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (20,00 square foot lot size) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,519 square foot detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: 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: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24577

Parcel: 162-040-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24577 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24577, Exhibit A, dated September 15, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an unpermitted 1,519 square foot detached garage on .47 acre associated with the 1,232 square foot residence located at 5480 Steve Avenue in Riverside, CA. APN: 162-040-012

10. EVERY. 3 PPA - 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 PP24577. 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.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public

PLOT PLAN:ADMINISTRATIVE Case #: PP24577

Parcel: 162-040-012

10. GENERAL CONDITIONS

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

RECOMMND

Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the

PLOT PLAN:ADMINISTRATIVE Case #: PP24577

Parcel: 162-040-012

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 4 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24577 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 5 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of

PLOT PLAN:ADMINISTRATIVE Case #: PP24577

Parcel: 162-040-012

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 6 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 7 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 8 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24577

Parcel: 162-040-012

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of 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 a 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

09/20/10
17:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24577

Parcel: 162-040-012

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated September 15, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 15, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

TO THE APPLICANT :

The Building & Safety Department has completed a plot plans review for the project constructed without permit. This is to be used as a guideline for any additional items that may need to be addressed during the Building Department review. All building plans shall comply with current 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> PLAN CHECK CORRECTIONS <<

+ SITE : 5480 STEVE AVE RIVERSIDE

+ P/C Log # : PP24577A

+ BY : Klaarenbeek,

+ PHONE: (951) 955-1833

+ DATE : 07/06/2010

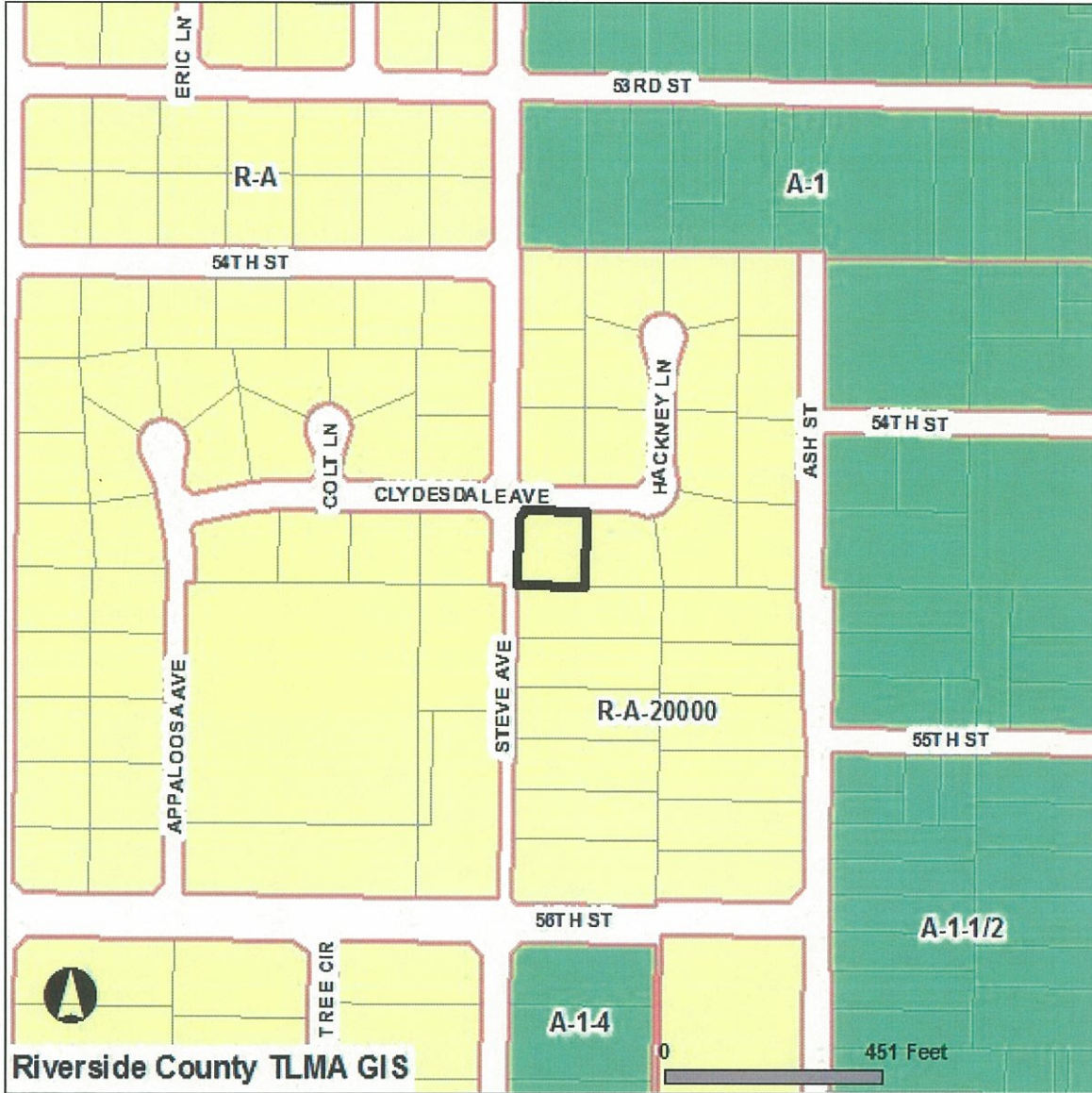
BD1 The submitted plot plan is for a 1,519 square foot private garage constructed without building permits. This structure would be classified as a group "U" structure and would comply with size limitations per the 2007 California Building Code (CBC).

As a structure constructed without permits, Structural calculations as well foundation/footing verification will be required with the building plan submittal. The structural calculations and verification letter shall be stamped and wet signed by a California licensed civil engineer or architect.

All building plans, calculations and applicable information shall comply with the 2007 California Building codes and Riverside County Ordinances.

This is not to be considered a Building Department plan check review. All Building Department submittal requirements, applications and fees shall be required for the Building Department review and approval. The above requirements and fees are in addition to the current planning department review.

RIVERSIDE COUNTY GIS



Selected parcel(s):
162-040-012

IMPORTANT

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

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RIVERSIDE COUNTY GIS



Selected parcel(s):
162-040-012

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Version 100412

600 feet buffer



Selected Parcels

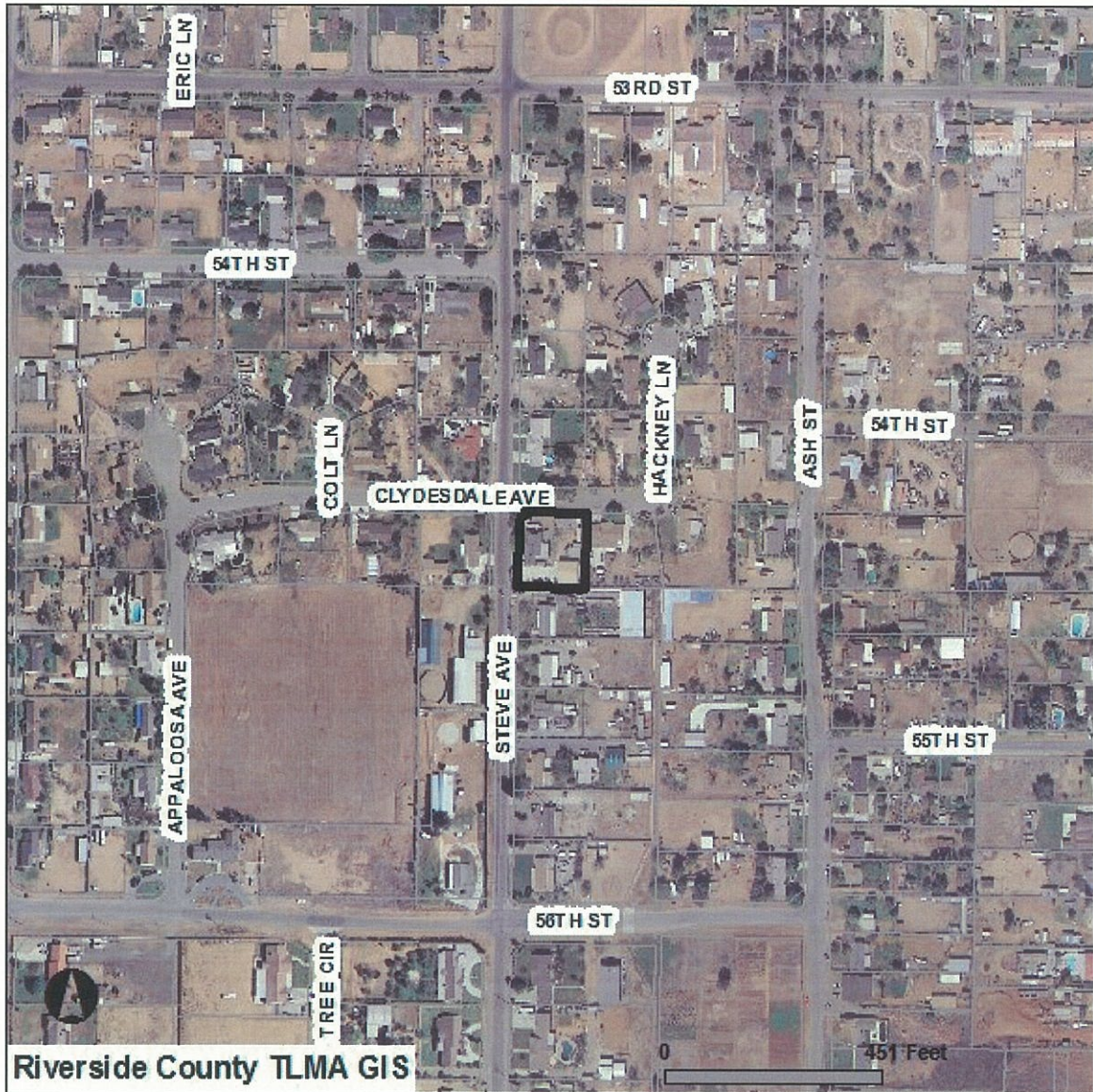
162-031-012	162-040-027	167-072-005	167-100-034	162-032-010	162-032-008	162-031-006	162-040-015	162-040-023	162-040-029
162-031-003	162-032-005	162-032-006	162-040-021	162-051-005	162-051-006	162-040-012	162-031-005	162-040-005	162-040-011
162-032-011	162-040-022	167-100-001	162-040-001	162-032-004	162-040-007	162-040-028	162-040-030	162-040-024	162-031-011
162-040-026	162-032-003	162-040-016	162-040-018	167-072-006	167-100-002	162-040-002	162-040-025	162-032-009	162-031-010
162-040-009	162-040-008	162-031-004	162-040-010	162-051-007	162-040-006	162-031-008	162-031-009	162-051-004	162-032-002
162-040-004	162-031-002	162-040-017	162-040-003	162-031-007	162-040-020	162-051-001	162-040-019	167-100-016	167-100-031



140 70 0 140 Feet

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RIVERSIDE COUNTY GIS



Selected parcel(s):
162-040-012

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
162-040-012

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RIVERSIDE COUNTY GIS



Selected parcel(s):
162-040-012

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

162-040-012-8

OWNER NAME / ADDRESS

DAVID SANCHEZ
MARIA SANCHEZ
5480 STEVE AVE
RIVERSIDE, CA. 92509

MAILING ADDRESS

(SEE OWNER)
5480 STEVE AVE
RIVERSIDE CA., 92509

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 76/26
SUBDIVISION NAME: TR 4975
LOT/PARCEL: 36, BLOCK: NOT AVAILABLE
TRACT NUMBER: 4975

LOT SIZE

RECORDED LOT SIZE IS 0.47 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1232 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(440 SQ. FT), CONST'D 1974 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 684 GRID: B3, B4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR6W SEC 22

ELEVATION RANGE

692 FEET

PREVIOUS APN

073-204-036

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

EQUESTRIAN SPHERE POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-20000 (CZ 2173)

ZONING DISTRICTS AND ZONING AREAS

PEDLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: JVPA
SUBAREA NAME: JURUPA VALLEY AMENDMENT AREA
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 9, 1996

ACREAGE: 10692 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

JURUPA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

15A

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

JURUPA UNIFIED

COMMUNITIES

PEDLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 56.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040403

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

099-100

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK

- JURUPA COMMUNITY SERVICES
- JURUPA CSD #1
- JURUPA UNIFIED SCHOOL
- JURUPA VALLEY RDV AMEND AB1290
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

Case #	Description	Start Date
CV0805763	NEIGHBORHOOD ENFORCEMENT	Jul. 1, 2008

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
PP24577	ACCESSORY BLDG APX 1519 SF	APPLIED

REPORT PRINTED ON...Thu Jun 03 17:22:59 2010
Version 100412

COLITY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: TP 24577

DATE SUBMITTED: 6/2/10

APPLICATION INFORMATION

Applicant's Name: DAVID SANCHEZ

E-Mail: david33364@yahoo.com

Mailing Address: 5480 STEVE ST
RIVERSIDE ^{Street} CA 92509
City State ZIP

Daytime Phone No: (714) 504-2281 Fax No: ()

Engineer/Representative's Name: H.R. ASSOCIATES E-Mail: HR_ASSOCIATES@ATT.NET

Mailing Address: 7177 BROCKTON AVE STE. # 228
RIVERSIDE ^{Street} CA 92506
City State ZIP

Daytime Phone No: (951) 684-6965 Fax No: (951) 602-6965

Property Owner's Name: DAVID SANCHEZ E-Mail: david33364@yahoo.com

Mailing Address: 5480 STEVE ST
RIVERSIDE ^{Street} CA 92509
City State ZIP

Daytime Phone No: (714) 504-2281 Fax No: ()

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

x DAVID SANCHEZ
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

x DAVID SANCHEZ
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

i MARIA O. SANCHEZ
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

MINOR PLOT PLAN FOR AN EXISTING GARAGE DWLG BUILDING
TO BE PERMITTED 40'-6" X 37'-6"

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 162-040-012

Section: 22 72SR6W Township: 72 Range: 6W

Approximate Gross Acreage: 0.47 AC.

General location (nearby or cross streets): North of 56 TH. STREET, South of _____

APPLICATION FOR MINOR PLOT PLAN

Clyde Soble Ave., East of Appaloosa Ave., West of Ash St.

Thomas Brothers Map, edition year, page no., and coordinates: Pg. 684 - Grid B4

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8 1/2" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24577 – CEQA Exempt – Applicant: David Sanchez – Engineer/Rep: H R Associates – Second Supervisorial District – Pedley District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 56th Street, southerly of Clydesdale, easterly of Appaloosa, westerly of Ash – .47 Acre – Zoning: Residential Agricultural (R-A-20,000) (20,00 square foot minimum lot size) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted 1,519 square foot detached garage on .47 acres, associated with the 1,232 square foot residence located at 5480 Steve Avenue in Riverside, CA. APN: 162-040-012. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/16/2010,

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

APN (s) or case numbers PP 24577 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

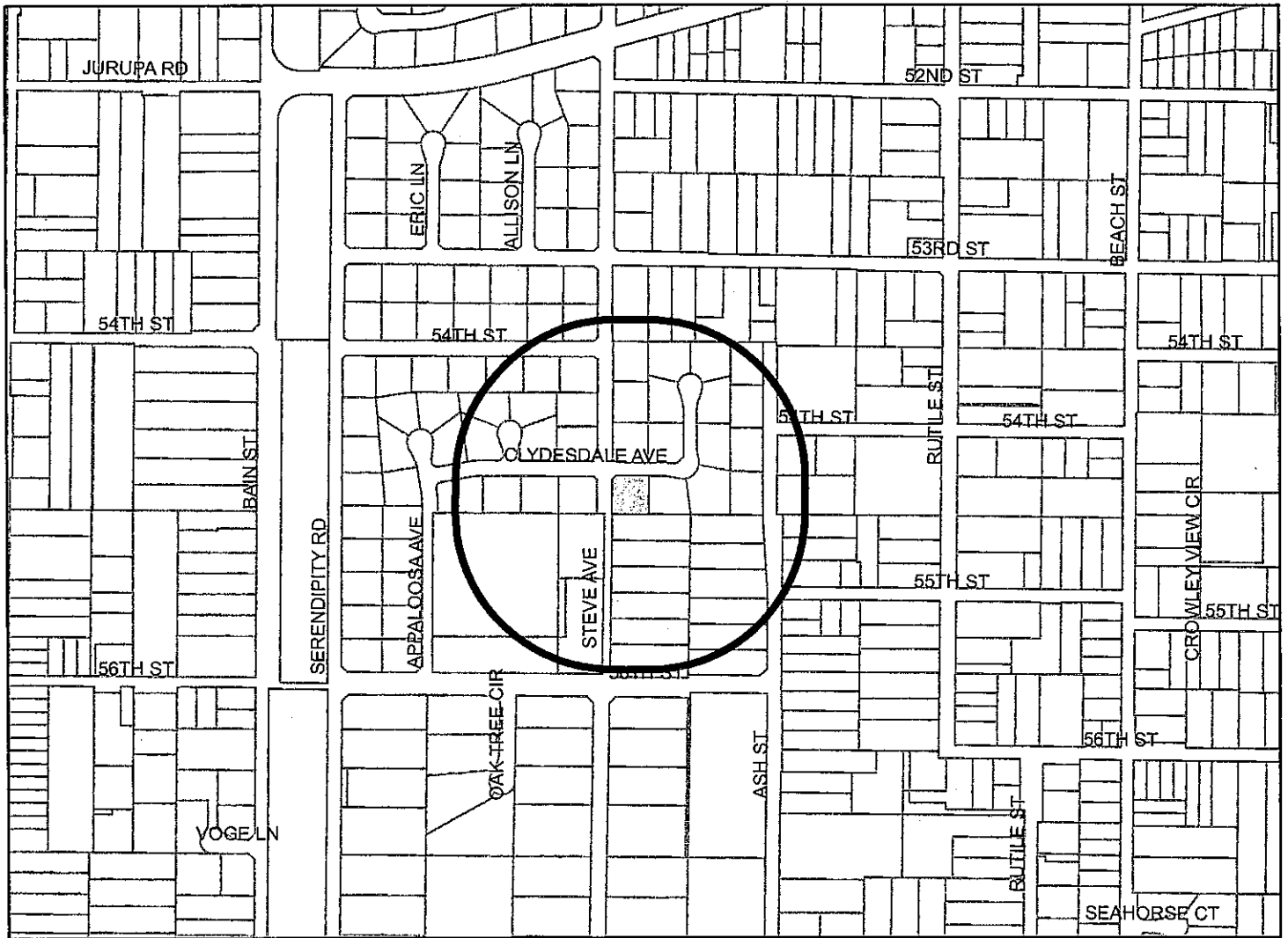
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

162-031-012	162-040-027	167-072-005	167-100-034	162-032-010	162-032-008	162-031-006	162-040-015	162-040-023	162-040-029
162-031-003	162-032-005	162-032-006	162-040-021	162-051-005	162-051-006	162-040-012	162-031-005	162-040-005	162-040-011
162-032-011	162-040-022	167-100-001	162-040-001	162-032-004	162-040-007	162-040-028	162-040-030	162-040-024	162-031-011
162-040-026	162-032-003	162-040-016	162-040-018	167-072-006	167-100-002	162-040-002	162-040-025	162-032-009	162-031-010
162-040-009	162-040-008	162-031-004	162-040-010	162-051-007	162-040-006	162-031-008	162-031-009	162-051-004	162-032-002
162-040-004	162-031-002	162-040-017	162-040-003	162-031-007	162-040-020	162-051-001	162-040-019	167-100-016	167-100-031



540 270 0 540 Feet

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

APN: 162031012, ASMT: 162031012
ABRAHAM LINARES, ETAL
10090 54TH ST
RIVERSIDE CA. 92509

APN: 162040023, ASMT: 162040023
CHRISTINE V MCPHERSON, ETAL
5575 ASH ST
RIVERSIDE CA. 92509

APN: 162040027, ASMT: 162040027
ALEJANDRO HERRERA
5540 STEVE AVE
RIVERSIDE CA. 92509

APN: 162040029, ASMT: 162040029
CLAUDIA OCHOA
5568 STEVE AVE
RIVERSIDE CA. 92509

APN: 167072005, ASMT: 167072005
ANTONIO B SOLORIO, ETAL
10045 54TH ST
RIVERSIDE CA. 92509

APN: 162031003, ASMT: 162031003
COLT LANE PROP
8347 EASTERN AVE NO B
BELL CA 90201

APN: 167100034, ASMT: 167100034
ANTONIO CRUZ GARCIA, ETAL
9950 53RD ST
RIVERSIDE CA 92509

APN: 162032006, ASMT: 162032006
CORNELIO BARON, ETAL
5481 STEVE AVE
RIVERSIDE CA 92509

APN: 162032008, ASMT: 162032008
APPALOOSA I
22651 LAMBERT ST NO 105
LAKE FOREST CA 92630

APN: 162040021, ASMT: 162040021
DARRELL L STARWALT, ETAL
5531 ASH ST
RIVERSIDE CA 92509

APN: 162031006, ASMT: 162031006
BRENDA M HANNEMAN
5610 RIO RD
RIVERSIDE CA 92509

APN: 162051005, ASMT: 162051005
DAVID MACIAS, ETAL
5468 ASH ST
RIVERSIDE CA. 92509

APN: 162040015, ASMT: 162040015
BRICE W BLAIR
5441 ASH ST
RIVERSIDE CA. 92509

APN: 162051006, ASMT: 162051006
DAVID O MARSTELLER, ETAL
5476 ASH ST
RIVERSIDE CA. 92509



APN: 162040012, ASMT: 162040012
DAVID SANCHEZ, ETAL
5480 STEVE AVE
RIVERSIDE CA. 92509

APN: 162040001, ASMT: 162040001
GARY D AUFILL, ETAL
5424 STEVE AVE
RIVERSIDE CA. 92509

APN: 162031005, ASMT: 162031005
DORA M MEJIA
5434 COLT LN
RIVERSIDE CA. 92509

APN: 162032004, ASMT: 162032004
GARY L ROUNTREE, ETAL
10050 CLYDESDALE AVE
RIVERSIDE CA. 92509

APN: 162040005, ASMT: 162040005
EDILUX MARTINEZ, ETAL
5427 HACKNEY LN
RIVERSIDE CA. 92509

APN: 162040007, ASMT: 162040007
GERARDO M TELLEZ, ETAL
5410 HACKNEY LN
RIVERSIDE CA. 92509

APN: 162040011, ASMT: 162040011
ELSA GARCIA
9978 CLYDESDALE AVE
RIVERSIDE CA. 92509

APN: 162040028, ASMT: 162040028
GLENN THOMAS DUNLAP, ETAL
23965 LEEWARD DR
MONARCH BEACH CA 92629

APN: 162032011, ASMT: 162032011
ELSA MIRANDA
5593 STEVE ST
RIVERSIDE CA 92509

APN: 162040030, ASMT: 162040030
GREGORY L CRIDER, ETAL
5582 STEVE AVE
RIVERSIDE CA. 92509

APN: 162040022, ASMT: 162040022
FERNANDO GARCIA, ETAL
5565 ASH ST
RIVERSIDE CA. 92509

APN: 162040024, ASMT: 162040024
HAROLD R BRYAN, ETAL
5585 ASH ST
RIVERSIDE CA. 92509

APN: 167100001, ASMT: 167100001
G DAVID MOSHER, ETAL
9994 53RD ST
RIVERSIDE CA. 92509

APN: 162031011, ASMT: 162031011
HELMUT VOGT
C/O HELMUT VOGT
10080 54TH ST
RIVERSIDE CA. 92509



APN: 162040026, ASMT: 162040026
IRENE ROBLES
5526 STEVE AVE
RIVERSIDE CA. 92509

APN: 162040025, ASMT: 162040025
JOSE LUIS BARON
C/O CORNELIO BARON
5512 STEVE AVE
RIVERSIDE CA. 92509

APN: 162032003, ASMT: 162032003
JAMES J SLATER, ETAL
10084 CLYDESDALE AVE
RIVERSIDE CA. 92509

APN: 162032009, ASMT: 162032009
JOSE PLANCARTE
10061 56TH ST
RIVERSIDE CA. 92509

APN: 162040016, ASMT: 162040016
JESSICA BLAIR
5429 ASH ST
RIVERSIDE CA. 92509

APN: 162031010, ASMT: 162031010
JUANA O VERPLANK
10042 54TH ST
RIVERSIDE CA. 92509

APN: 162040018, ASMT: 162040018
JESUS PINEDA
5407 ASH ST
RIVERSIDE CA. 92509

APN: 162040009, ASMT: 162040009
LEONARD T BURLESON, ETAL
5440 HACKNEY LN
RIVERSIDE CA. 92509

APN: 167072006, ASMT: 167072006
JOEL LLAMAS, ETAL
10023 54TH ST
RIVERSIDE CA. 92509

APN: 162040008, ASMT: 162040008
MARCELINO IBARRA, ETAL
5428 HACKNEY LN
RIVERSIDE CA. 92509

APN: 167100002, ASMT: 167100002
JOHN HERRERA, ETAL
9970 53RD ST
RIVERSIDE CA. 92509

APN: 162031004, ASMT: 162031004
MEDARDO ESCALANTE, ETAL
5435 COLT LN
RIVERSIDE CA. 92509

APN: 162040002, ASMT: 162040002
JOSE L RUBALCAVA
5446 STEVE AVE
RIVERSIDE CA. 92509

APN: 162040010, ASMT: 162040010
MICHAEL CAIN
9952 CLYDESDALE AVE
RIVERSIDE CA. 92509

APN: 162051007, ASMT: 162051007
MICHAEL D STANLEY
5490 ASH ST
RIVERSIDE CA. 92509

APN: 162031002, ASMT: 162031002
RICARDO HURTADO, ETAL
10097 CLYDESDALE AVE
RIVERSIDE CA. 92509

APN: 162040006, ASMT: 162040006
MIGUEL A FLORES ALVARADO, ETAL
C/O JAVIER ALVARADO
5415 HACKNEY LN
RIVERSIDE CA. 92509

APN: 162040017, ASMT: 162040017
ROBERT L GRAHAM, ETAL
P O BOX 214
MIRA LOMA CA 91752

APN: 162031008, ASMT: 162031008
MONTY ELIASSEN
5439 STEVE AVE
RIVERSIDE CA. 92509

APN: 162040003, ASMT: 162040003
ROGER JAUREQUI
5468 STEVE AVE
RIVERSIDE CA. 92509

APN: 162031009, ASMT: 162031009
PATRICK S SIMPSON, ETAL
10020 54TH ST
RIVERSIDE CA. 92509

APN: 162031007, ASMT: 162031007
ROLAND ALLEN WILLIAMSON, ETAL
5461 STEVE AVE
RIVERSIDE CA. 92509

APN: 162051004, ASMT: 162051004
PEDRO RODRIGUEZ
5460 ASH ST
RIVERSIDE CA. 92509

APN: 162040020, ASMT: 162040020
RUBEN PEREZ, ETAL
5531 ASH ST
RIVERSIDE CA. 92509

APN: 162032002, ASMT: 162032002
RAFAEL DELATORRE, ETAL
10098 CLYDESDALE AVE
RIVERSIDE CA. 92509

APN: 162051001, ASMT: 162051001
SALVADOR ANGUIANO, ETAL
C/O JUANA ANGUIANO
5430 ASH ST
RIVERSIDE CA. 92509

APN: 162040004, ASMT: 162040004
REGINALDO JARA, ETAL
5439 HACKNEY LN
RIVERSIDE CA. 92509

APN: 162040019, ASMT: 162040019
SAMUEL TALAVERA
5523 ASH ST
RIVERSIDE CA. 92509



APN: 167100016, ASMT: 167100016
STANTON ENDEAVORS INC
17130 VAN BUREN NO 323
RIVERSIDE CA 92504

APN: 167100031, ASMT: 167100031
TAIDE BETANCOURT
9960 53RD ST
RIVERSIDE CA. 92509



Agenda Item No.: 3.4
Supervisory District: Second
Project Planner: Bahelila Boothe

Plot Plan Number: 24357
Applicant: Juan Herrera
Directors Hearing: October 18, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 448 square foot storage room addition with restroom to existing 360 square foot detached garage on .34 acre, associated with the 1,050 square foot residence located at 5516 34th Street in Riverside, CA. APN: 179-150-005

ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. The house and detached garage were constructed in 1940's; however the addition has been reviewed by Riverside County Building & Safety Department and complies with current CBC building codes.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24357, 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 Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Community Development: Medium High Density Residential (5-8 DU/AC) on the Jurupa Area Plan.

BA
9/21/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Multiple Family Dwelling (5-8 DU/AC) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-2 zone.
6. The proposed 488 square foot storage room addition with restroom is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached barn is located less than 30 feet from the main building.
8. The accessory building is compatible with the architecture of the main building.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: 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: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24357

Parcel: 179-150-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24357 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24357, Exhibit A, dated April 12, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby proposed to permit an unpermitted 448 square foot storage room addition with restroom to existing 360 square foot detached garage on .34 acre, associated with the 1,050 square foot residence located at 5516 34th Street in Riverside, CA. APN: 179-150-005

10. EVERY. 3 PPA - 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 PP24357. 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24357 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24357

Parcel: 179-150-005

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest dwelling.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

PLOT PLAN:ADMINISTRATIVE Case #: PP24357

Parcel: 179-150-005

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP24357

Parcel: 179-150-005

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.) RECOMMND

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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A, sheet 3, dated April 12, 2010.

80.PLANNING. 2 PPA*- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A, sheet 2, dated April 12, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the

09/21/10
07:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24357

Parcel: 179-150-005

80. PRIOR TO BLDG PRMT ISSUANCE

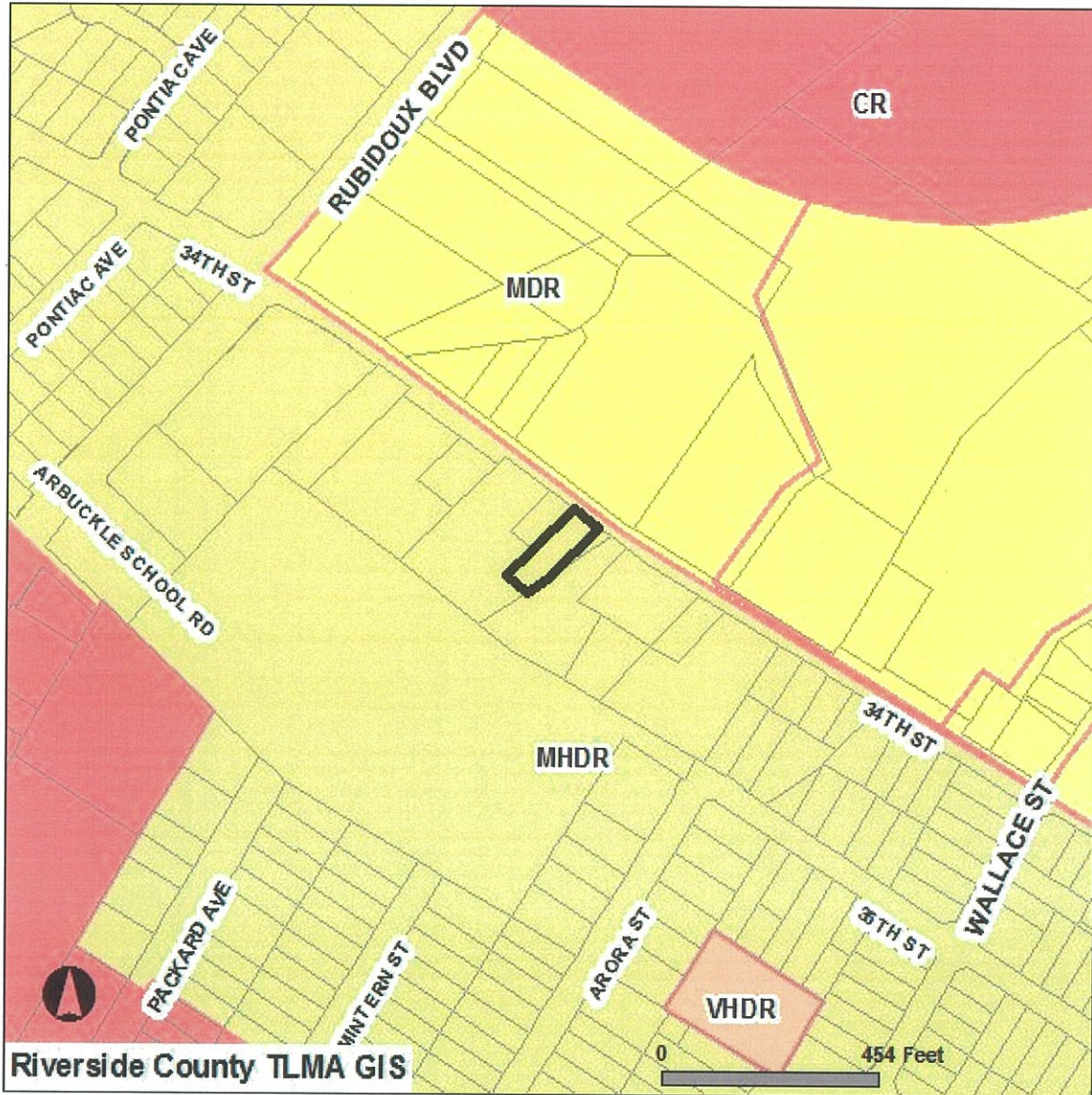
80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

RIVERSIDE COUNTY GIS



Selected parcel(s):
179-150-005

IMPORTANT

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

REPORT PRINTED ON...Mon Sep 20 08:42:36 2010

Version 100412



COUNTY OF RIVERSIDE E
DEPARTMENT OF BUILDING & SAFETY
4080 Lemon St., 2nd Floor
P.O. Box 1629
Riverside, CA 92502

Mike Lara
Director

PLOT PLAN REVIEW

General Note

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

SITE : 5516 34th St. RIV

COMMENTS

PP243457

BY:
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 12/17/09

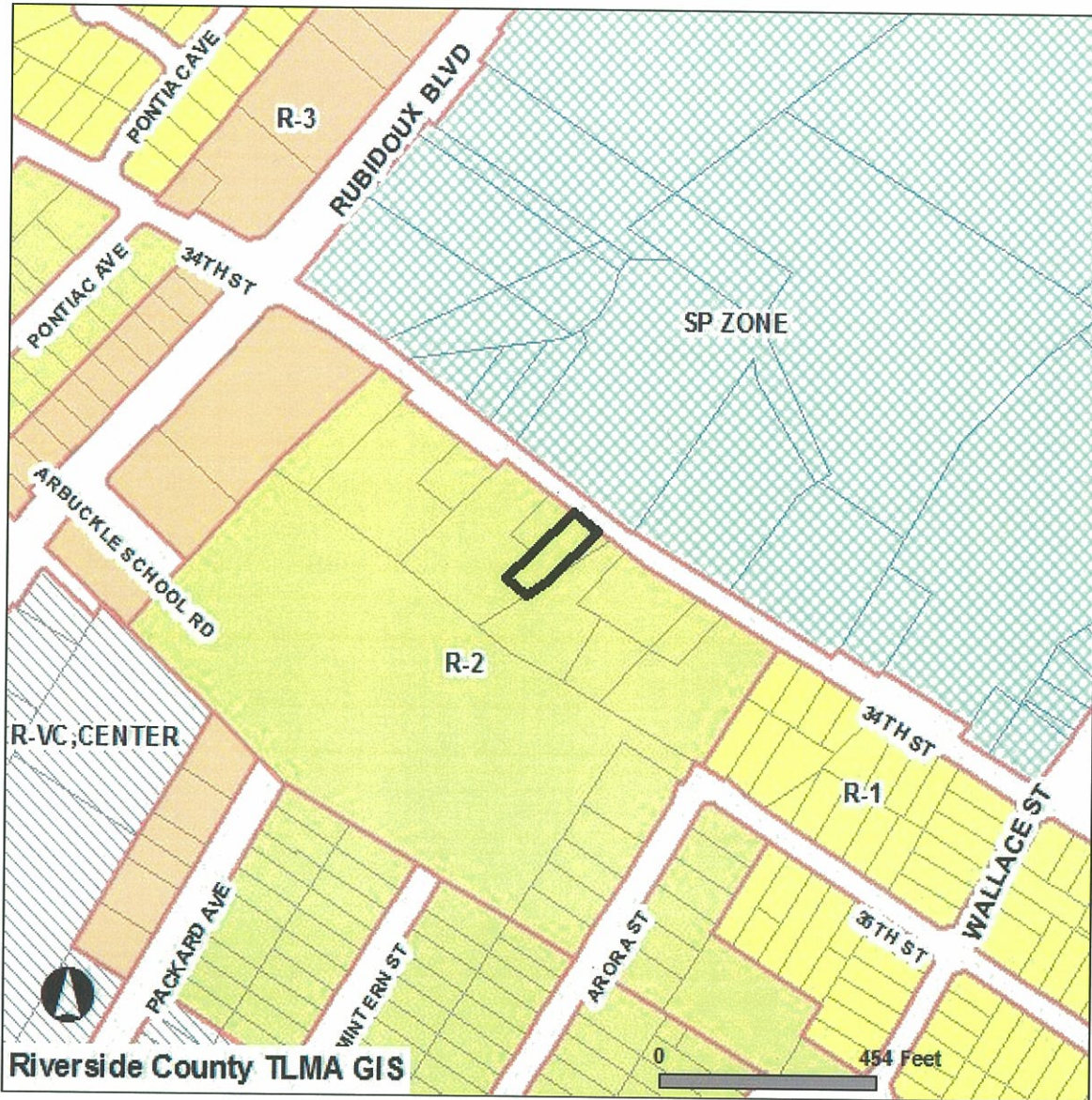
The proposed project includes an existing permitted 360 square foot garage with an additional 448 square foot storage and bathroom that was constructed without a building permit. As a garage/storage building, this would be classified as a group "U" occupancy per the 2007 California Building Code (CBC). The proposed structure would comply with size requirements for this occupancy group per the 2007 California Building Code (CBC).

Currently the un-permitted "storage" portion of the structure has fire separation and a self-closing door between the storage and garage areas. Storage rooms are permitted to have a single light and switch, no outlets are permitted, the electrical outlets shall be removed. In addition the building department requires the structure to resemble what the structure is classified. This structure as currently shown appears close to use as a guest residence. To be classified as a garage/storage structure, the self-closing door shall be removed and the opening shall be a minimum of five feet in width.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.

Building department submittal requirements and fees are in addition to the current planning department review.

RIVERSIDE COUNTY GIS



Selected parcel(s):
179-150-005

IMPORTANT

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

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Version 100412





9/24/2009 4:36







1510.00
45 days

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24357

DATE SUBMITTED: 12-9-09

APPLICATION INFORMATION

Applicant's Name: Juan Herrera E-Mail: _____

Mailing Address: 5516 34 st
Riverside CA 92509
City State ZIP

Daytime Phone No: (951) 683-7201 Fax No: () _____

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: Juan Herrera E-Mail: _____

Mailing Address: 5516 34 st
Riverside CA 92509
City State ZIP

Daytime Phone No: (951) 683-7201 Fax No: () _____

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

Juan Herrera PRINTED NAME OF APPLICANT Juan Herrera SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Juan Herrera PRINTED NAME OF PROPERTY OWNER(S) Juan Herrera SIGNATURE OF PROPERTY OWNER(S)
Juan Herrera PRINTED NAME OF PROPERTY OWNER(S) Juan Herrera SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): To get a 2 permit to an addition that has been attached to the garage as a storage room. The storage room has been there when and before we bought the house. added 40 SF to 360 SF of storage garage J. H.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 179150005

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 14810 sq. ft. 0.34 acres

General location (nearby or cross streets): North of Wallace, South of _____

APPLICATION FOR MINOR PLOT PLAN

Rubidoux, East of Mission, West of _____.

Thomas Brothers Map, edition year, page no., and coordinates: _____

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

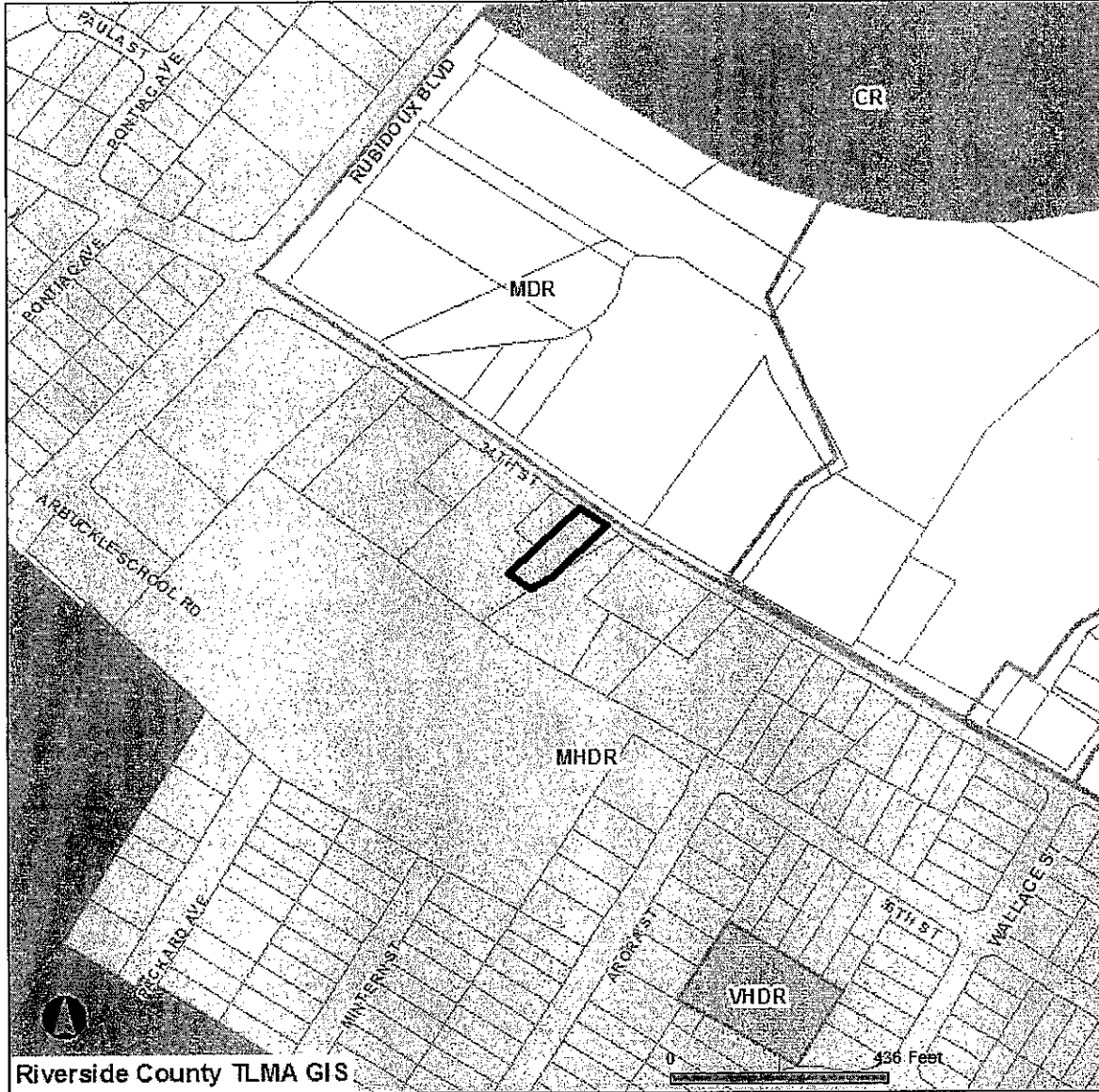
ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
179-150-005

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

179-150-005-4

OWNER NAME / ADDRESS

JUAN HERRERA
5516 34TH ST
RIVERSIDE, CA. 92509

MAILING ADDRESS

(SEE OWNER)
5516 34TH ST

RIVERSIDE CA.. 92509

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 1/21
SUBDIVISION NAME: ARTHUR PARKS TR
LOT/PARCEL: 9, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.34 ACRES

PROPERTY CHARACTERISTICS

CONCRETE BLOCK THROUGHOUT, 996 SQFT., 2 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(360 SQ. FT), CONST'D 1940SHAKE, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 685 GRID: D2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR5W SEC 16

ELEVATION RANGE

784/784 FEET

PREVIOUS APN

070-501-805

PLANNING

LAND USE DESIGNATIONS

Consult with the city for land use information.

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN A ZONING OVERLAY

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURE PRESERVE

REDEVELOPMENT AREAS
PROJECT AREA NAME: JVPA
SUBAREA NAME: JURUPA VALLEY AMENDMENT AREA
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 9, 1996
ACREAGE: 10692 ACRES

AIRPORT INFLUENCE AREAS
FLABOB

AIRPORT COMPATIBILITY ZONES
FLABOB ZONE D

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREAS
NOT IN A STATE RESPONSE AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.
NORTHWEST

JURUPA UNIFIED

COMMUNITIES

RUBIDOUX

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 54.04 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040204

TAX RATE AREAS

099-093

- COUNTY FREE LIBRARY
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- DRAINAGE DISTRICT 3 *
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK
- JURUPA UNIFIED SCHOOL
- JURUPA VALLEY RDV AMEND AB1290
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RUBIDOUX COMM SVCS DEBT
- RUBIDOUX COMMUNITY SERVICES
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

CODE COMPLAINTS

Case #	Description	Start Date
CV0807440	NEIGHBORHOOD ENFORCEMENT	Aug. 28, 2008

BUILDING PERMITS

Case #	Description	Status
BZ269133	ELECT SERV	FINAL
BEL980274	METER RESET TO SFD	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
CPM01249	MERGE PARCELS FOR LA RUE SENIOR HOUSEING PROJECT	ABANDON

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24357 – CEQA Exempt – Applicant: Juan Herrera – Engineer: David Sandoval – Second Supervisorial District – Rubidoux District – Jurupa Area Plan – Community Development: Medium High Density Residential (5-8 DU/AC) (CD:MHDR) – Located Northerly of Wallace Street, southerly of Rubidoux Boulevard, easterly of Mission Boulevard – .34 Acre – Zoning: Multiple Family Dwellings (R-2) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 448 square foot storage room addition with restroom to existing 360 square foot detached garage on .34 acre, associated with the 1,050 square foot residence located at 5516 34th Street in Riverside, CA. APN: 179-150-005. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcplma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/16/2010,

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

APN (s) or case numbers PP24357 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

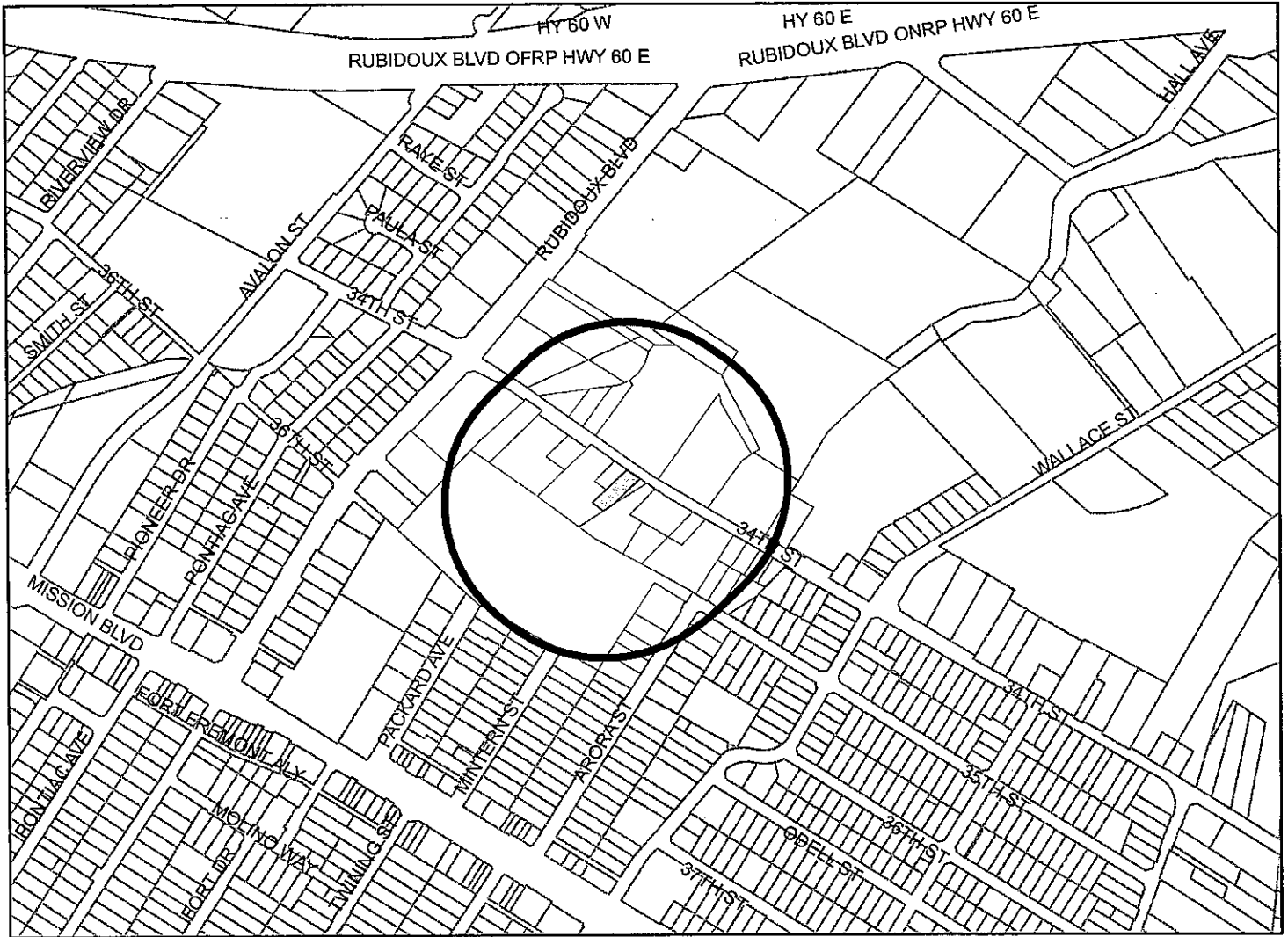
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

179-192-001	179-193-002	179-140-016	179-140-008	179-140-009	179-201-028	179-150-014	179-202-015	179-191-028	179-140-013
179-140-015	179-140-017	179-140-011	179-193-004	179-191-022	179-191-001	179-192-002	179-191-003	179-150-005	179-191-020
179-104-007	179-193-006	179-140-007	179-201-013	179-140-006	179-140-021	179-140-020	179-140-014	179-191-002	179-150-006
179-150-009	179-150-007	179-140-005	179-193-003	179-150-010	179-150-011	179-193-005	179-150-003	179-150-013	179-150-004
179-150-008	179-150-001	179-104-003	179-170-020	179-170-005	179-150-012	179-170-019			



540 270 0 540 Feet

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600 feet buffer



Selected Parcels

179-192-001	179-193-002	179-140-016	179-140-008	179-140-009	179-201-028	179-150-014	179-202-015	179-191-028	179-140-013
179-140-015	179-140-017	179-140-011	179-193-004	179-191-022	179-191-001	179-192-002	179-191-003	179-150-005	179-191-020
179-104-007	179-193-006	179-140-007	179-201-013	179-140-006	179-140-021	179-140-020	179-140-014	179-191-002	179-150-006
179-150-009	179-150-007	179-140-005	179-193-003	179-150-010	179-150-011	179-193-005	179-150-003	179-150-013	179-150-004
179-150-008	179-150-001	179-104-003	179-170-020	179-170-005	179-150-012	179-170-019			



220 110 0 220 Feet

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APN: 179192001, ASMT: 179192001
ALFONSO GUERRERO, ETAL
5444 35TH ST
RIVERSIDE CA. 92509

APN: 179191028, ASMT: 179191028
GUSTAVO OROZCO
5453 35TH ST
RIVERSIDE CA. 92509

APN: 179193002, ASMT: 179193002
ANGELICA HIGAREDA, ETAL
3551 ARORA ST
RIVERSIDE CA. 92509

APN: 179140011, ASMT: 179140011
HOUSING AUTHORITY OF COUNTY OF RIVERSIDE
3640 9TH ST
RIVERSIDE CA 92501

APN: 179140016, ASMT: 179140016
BEI GROUP
5753 E SANTA ANA CANYON G
ANAHEIM CA 92807

APN: 179193004, ASMT: 179193004
J AUXILIO DELATORRE, ETAL
3581 ARORA ST
RIVERSIDE CA. 92509

APN: 179140009, ASMT: 179140009
BEI GROUP
C/O BEI GROUP
5753G SANTA ANA CYN 5600
ANAHEIM CA 92807

APN: 179191022, ASMT: 179191022
JACILLE CLARK, ETAL
18262 BERT RD
RIVERSIDE CA 92508

APN: 179201028, ASMT: 179201028
CARLOS ESPELETA
3608 PACKARD AVE
RIVERSIDE CA. 92509

APN: 179191001, ASMT: 179191001
JESUS SEGURA RAMIREZ, ETAL
5460 34TH ST
RIVERSIDE CA. 92509

APN: 179150014, ASMT: 179150014
CARLOS JAIME FLORES, ETAL
5566 34TH ST
RIVERSIDE CA 92509

APN: 179192002, ASMT: 179192002
JOHN MAHAN, ETAL
3524 ARORA ST
RIVERSIDE CA. 92509

APN: 179202015, ASMT: 179202015
DAVID A MCNIEL
4478 4TH ST
RIVERSIDE CA 92501

APN: 179191003, ASMT: 179191003
JOSE AYALA, ETAL
5448 34TH ST
RIVERSIDE CA. 92509





APN: 179150005, ASMT: 179150005
JUAN HERRERA
5516 34TH ST
RIVERSIDE CA. 92509

APN: 179140014, ASMT: 179140014
LIFE CHURCH OF GOD IN CHRIST INC
3349 RUBIDOUX BLV
RIVERSIDE CA 92509

APN: 179191020, ASMT: 179191020
JUAN LEDESMA
5447 35TH ST
RIVERSIDE CA. 92509

APN: 179191002, ASMT: 179191002
LUCIO L AVILA, ETAL
5454 34TH ST
RIVERSIDE CA. 92509

APN: 179104007, ASMT: 179104007
KAHN IGNAT II
C/O CLIFFORD KAHN
2 VIA DEL TESORO
SAN CLEMENTE CA 92673

APN: 179150009, ASMT: 179150009
MANUEL ALCARAZ, ETAL
2458 HALL AVE
RIVERSIDE CA 92509

APN: 179193006, ASMT: 179193006
LEO N WILSON, ETAL
P O BOX 3456
RIVERSIDE CA 92519

APN: 179150007, ASMT: 179150007
MANUEL ALCARAZ, ETAL
5506 34TH ST
RIVERSIDE CA. 92509

APN: 179140007, ASMT: 179140007
LEOEL GONZALEZ, ETAL
5545 34TH ST
RIVERSIDE CA. 92509

APN: 179140005, ASMT: 179140005
MARIA G RAMIREZ
5557 34TH ST
RIVERSIDE CA 92509

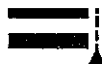
APN: 179201013, ASMT: 179201013
LEON BEIRD, ETAL
C/O TAX SVC
6185 MAGNOLIA AVE NO 166
RIVERSIDE CA 92506

APN: 179193003, ASMT: 179193003
MARIO RUBIO, ETAL
3557 ARORA ST
RIVERSIDE CA. 92509

APN: 179140006, ASMT: 179140006
LEONEL GONZALEZ, ETAL
5553 34TH ST
RIVERSIDE CA. 92509

APN: 179150010, ASMT: 179150010
MT CALVARY MBC OF RIVERSIDE
P O BOX 3879
CHATSWORTH CA 91313





APN: 179150011, ASMT: 179150011
MT CALVARY MISSIONARY BAPTIST CHURCH
C/O WILLIE E CLAYTON
P O BOX 33451
RIVERSIDE CA 92519

APN: 179104003, ASMT: 179104003
SANDALWOOD APARTMENTS
C/O EDWARD J HARDING
P O BOX 2189
CAPISTRANO BEACH CA 92624

APN: 179193005, ASMT: 179193005
PEGGY A BROOKS
3593 ARORA ST
RIVERSIDE CA. 92509

APN: 179170005, ASMT: 179170005
SUNCAL EMERALD MEADOWS
C/O BRUCE V COOK
2392 MORSE AVE
IRVINE CA 92614

APN: 179150003, ASMT: 179150003
PENTECOSTAL CHURCH OF GOD OF AMERICA
C/O PASTOR ROBERT RICH
5530 34TH ST
RIVERSIDE CA. 92509

APN: 179150012, ASMT: 179150012
WEST RIVERSIDE SCHOOL DIST
3972 RIVERVIEW DR
RIVERSIDE CA 92509

APN: 179150013, ASMT: 179150013
RICHARD KAPLAN, ETAL
C/O VALLEY TRUST DEED SERVICES INC
17715 CHATSWORTH STE 111
GRANADA HILLS CA 91344

APN: 179170019, ASMT: 179170019
WILDA NIELSEN ANDREJCIK
1913 E MIDVALLEY RD
ENOCH UT 94720

APN: 179150004, ASMT: 179150004
ROSA A MORALES, ETAL
5524 34TH ST
RIVERSIDE CA. 92509

APN: 179150008, ASMT: 179150008
SABAS C LARA, ETAL
2471 HALL AVE
RIVERSIDE CA 92509

APN: 179150001, ASMT: 179150001
SABINA GALVAN
5566 34TH ST
RIVERSIDE CA. 92509



Agenda Item No.: 3.5
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24628
Applicant: Mark Kolek
Directors Hearing: October 18, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,769 square foot storage room & garage with a 210 square foot 2nd floor open air view deck on 4.51 acres, associated with the 2,415 square foot residence located at 41455 Circle M Drive in Temecula, CA. APN: 951-070-019.

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24628, 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 Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Agricultural: Agricultural (5 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA
9/20/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Residential (1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 2,769 square foot storage room & garage with a 210 square foot 2nd floor open air view deck is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory structure is compatible with the architecture of the main residence.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: 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: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24628

Parcel: 951-070-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24628 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24628, Exhibit A, dated September 16, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,2,769 square foot storage room & garage with a 210 square foot 2nd floor open air view deck on 4.51 acres, associated with the 2,415 square foot residence located at 41455 Circle M Drive in Temecula, CA. APN: 951-070-019

10. EVERY. 3 PPA - 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 PP24628. 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.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24628 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24628

Parcel: 951-070-019

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

09/20/10
17:09

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24628

Parcel: 951-070-019

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 6 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. 7 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left

PLOT PLAN:ADMINISTRATIVE Case #: PP24628

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10. GENERAL CONDITIONS

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 8

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance,

PLOT PLAN:ADMINISTRATIVE Case #: PP24628

Parcel: 951-070-019

10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of 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 a 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

09/20/10
17:09

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24628

Parcel: 951-070-019

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated September 16, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 16, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PD 24628 DATE SUBMITTED: 7-1-10

APPLICATION INFORMATION

Applicant's Name: Mark Kolek E-Mail: litelines@msn.com

Mailing Address: 27856 Keller Rd.
Temecula ^{Street} CA 92584
_{City State ZIP}

Daytime Phone No: (951) 301-8542 Fax No: (951) 301-8543

Engineer/Representative's Name: ESI / FME or Walt Allen AIA E-Mail: _____

Mailing Address: _____
_{Street City State ZIP}

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: Mark Kolek E-Mail: litelines@msn.com

Mailing Address: 27856 Keller Rd.
Temecula ^{Street} CA 92584
_{City State ZIP}

Daytime Phone No: (951) 301-8542 Fax No: (951) 301-8543

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR MINOR PLOT PLAN

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

Mark Kolek

PRINTED NAME OF APPLICANT

Mark Kolek

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Mark Kolek

PRINTED NAME OF PROPERTY OWNER(S)

Mark Kolek

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section):

2970 ~~A~~ detached Garage with 2nd floor observation deck

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 957070019

Section: 34 Township: 7 South Range: 2 west

Approximate Gross Acreage: 4.51

General location (nearby or cross streets): North of Madera de Playa, South of _____

APPLICATION FOR MINOR PLOT PLAN

Rancho Cal Road, East of Berkswell Lane, West of Circle M

Thomas Brothers Map, ~~edition year~~, page no., and coordinates: 959 64

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

RIVERSIDE COUNTY GIS



Selected parcel(s):
951-070-019

IMPORTANT

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

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
951-070-019

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RIVERSIDE COUNTY GIS



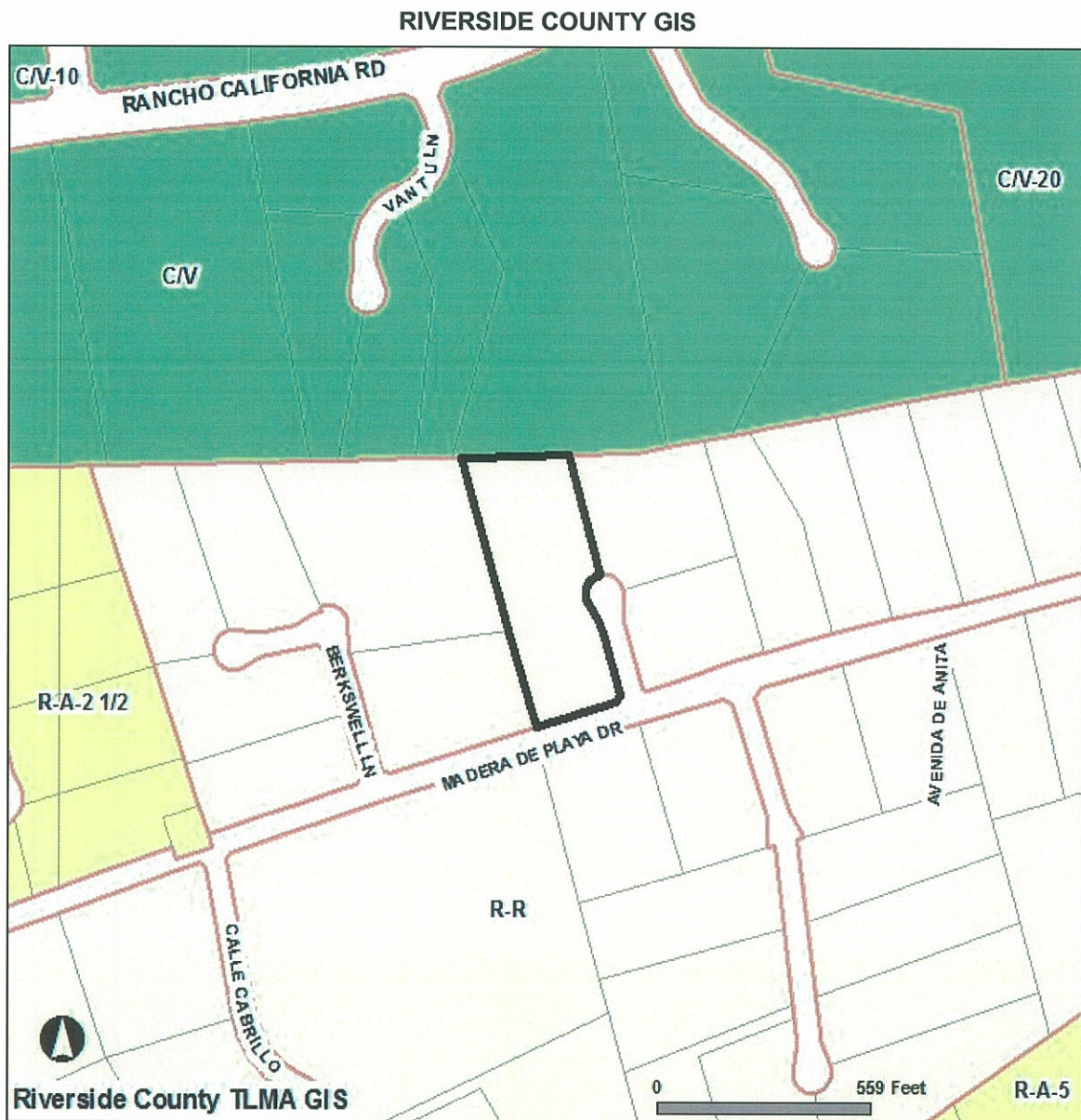
Selected parcel(s):
951-070-019

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Selected parcel(s):
951-070-019

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RIVERSIDE COUNTY GIS



Selected parcel(s):
951-070-019

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STANDARD WITH PERMITS REPORT

APNs

951-070-019-6

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

951-070-019
41455 CIRCLE M DR
TEMECULA, CA. 92592

MAILING ADDRESS

(SEE OWNER)

41455 CIRCLE M DR
TEMECULA CA. 92592

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 23/40
SUBDIVISION NAME: PM 7335
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.51 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2415 SQFT., 3 BDRM/ 2.75 BATH, 1 STORY, ATTACHED GARAGE(483 SQ. FT), CONST'D 1979TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 959 GRID: G4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR2W SEC 34

ELEVATION RANGE

1376/1416 FEET

PREVIOUS APN

926-470-031

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
AG

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CITRUS VINEYARD RURAL POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Agricultural Land
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
129

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
TEMECULA VALLEY UNIFIED

COMMUNITIES
RANCHO CALIFORNIA

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
WINE COUNTRY #149 -
ROAD MAINTAINANCE

LIGHTING (ORD. 655)
ZONE B, 16.67 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043203

FARMLAND
OTHER LANDS

TAX RATE AREAS
094-148
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 149
• CSA 152
• EASTERN MUN WATER IMP DIST B
• EASTERN MUNICIPAL WATER
• ELS MURRIETA ANZA RESOURCE CONS
• ELSINORE AREA ELEM SCHOOL FUND

- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES
NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
BAR040699	REMODEL/ADDITION TO EXIST DWLG	EXPIRED
BSP010346	GUNITE POOL	FINAL
BXX023450	ENTRY WALL WITH PILASTERS	EXPIRED
BGR990395	GRADING FOR TWO PADS	EXPIRED
BXX045367	RENEW EXP. BXX991117 FOR DETACHED GARAGE	VOID
BAR070400	ADDING BEDROOM AND ENTRY TO SFR EXP. BAR040699	FINAL
BXX991117	DETACHED PRIVATE GARAGE	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS045996	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP24628	DETACHED GARAGE 2770 SF, STORAGE ROMM AND ROOF DECK	APPLIED

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Version 100412

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 24628 – CEQA Exempt – Mark Kolek – Owner: Walter Allen – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Agricultural: Agricultural (5 Acres Minimum) (AG:AG) - Located Northerly of Madera De Playa Drive, southerly of Rancho California Road, easterly of Berkswell Lane, westerly on Circle M Drive – 4.51 Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is proposal to construct a 2,769 square foot storage room & garage with a 210 square foot 2nd floor open air view deck on 4.51 acres, associated with the 2,415 square foot residence located at 41455 Circle M Drive in Temecula, CA. APN: 951-070-019. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

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

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/26/2010,

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

APN (s) or case numbers PP24628 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'

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

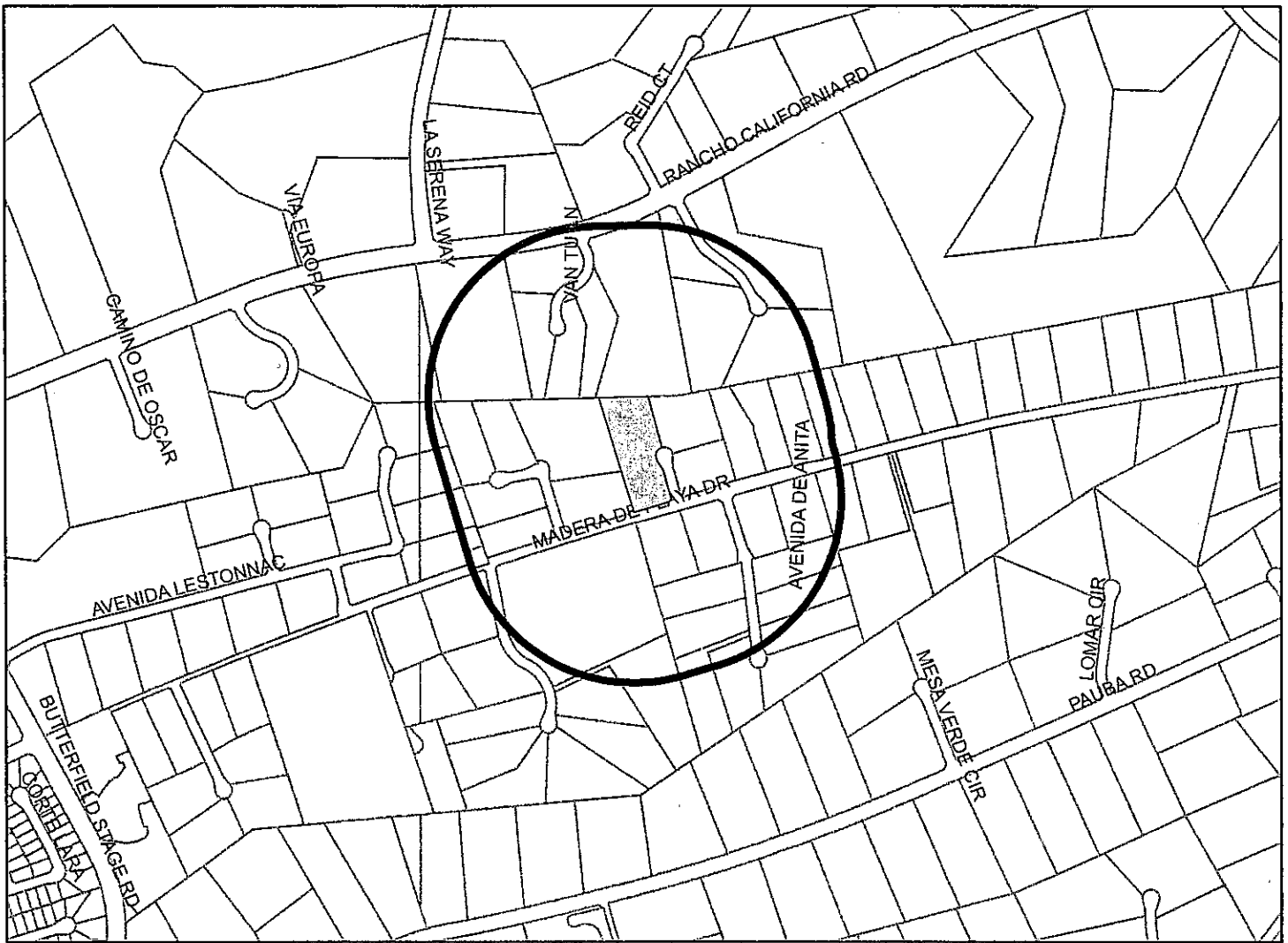
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1000 feet buffer



Selected Parcels

951-070-013	951-060-002	951-080-029	951-080-022	951-080-045	951-070-017	951-080-020	951-090-037	951-060-013	951-070-005
951-070-014	951-090-003	951-090-002	951-090-001	951-080-033	951-070-028	951-080-024	951-070-023	951-090-004	951-070-029
951-060-012	951-060-003	951-070-012	951-080-044	951-080-034	951-070-020	951-060-009	951-070-027	951-070-024	951-080-021
951-080-012	951-080-013	951-080-023	951-070-019	951-090-038	951-080-032	951-070-016	951-070-015	951-090-039	951-080-035
951-060-011	951-090-015	951-080-036	951-090-036	951-060-010					



1,100 550 0 1,100 Feet

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

APN: 951070013, ASMT: 951070013
 ALEX BRINKMEYER, ETAL
 33400 SERENA WAY
 TEMECULA CA 92591

APN: 951090037, ASMT: 951090037
 CHARLES J HILL, ETAL
 PMB 227
 31805 HIGHWAY 79 S
 TEMECULA CA 92592

APN: 951060002, ASMT: 951060002
 ANTONIO CARLOS BARCELO, ETAL
 C/O BRUCE MACBETH
 1210 RAINBOW HILLS RD
 FALLBROOK CA 92028

APN: 951060013, ASMT: 951060013
 CHURON WINERY
 C/O RONALD THOMAS
 3450 PACIFIC COAST HWY
 VENTURA CA 93001

APN: 951080029, ASMT: 951080029
 ARTHUR ERLE ALLEN, ETAL
 41721 CALLE CABRILLO
 TEMECULA CA. 92592

APN: 951070005, ASMT: 951070005
 DANIEL R LAMB
 32550 AVENIDA LESTONNAC
 TEMECULA CA. 92592

APN: 951080022, ASMT: 951080022
 BENJAMIN L FRALEIGH, ETAL
 C/O JOHN HOWARD LUTTGENS
 P O BOX 891870
 TEMECULA CA 92589

APN: 951070014, ASMT: 951070014
 DONNA M WORLEY
 P O BOX 890460
 TEMECULA CA 92589

APN: 951080045, ASMT: 951080045
 BETTY LOU REED
 P O BOX 30504
 SAN BERNARDINO CA 92413

APN: 951090003, ASMT: 951090003
 FATIN KHALAF, ETAL
 22 SALERMO
 LAGUNA NIGUEL CA 92677

APN: 951070017, ASMT: 951070017
 BHARPUR SINGH DHANOA, ETAL
 2573 E WIND WAY
 SIGNAL HILL CA 90755

APN: 951090001, ASMT: 951090001
 FRANK HUANG, ETAL
 1432 SANTA FE DR
 TUSTIN CA 92780

APN: 951080020, ASMT: 951080020
 BRENDA K KRUSE
 41815 AVENIDA DE ANITA
 TEMECULA CA. 92592

APN: 951080033, ASMT: 951080033
 GARY E ALTUNIAN
 41714 AVENIDA DE ANITA
 TEMECULA CA. 92592



APN: 951070028, ASMT: 951070028
GEORGE C CONSENTINO, ETAL
P O BOX 890133
TEMECULA CA 92589

APN: 951070012, ASMT: 951070012
JULIANA A PRITCHARD, ETAL
41280 BERKSWELL
TEMECULA CA. 92592

APN: 951080024, ASMT: 951080024
GERALD W MCCOLLOM, ETAL
41930 CALLE CABRILLO
TEMECULA CA. 92592

APN: 951080044, ASMT: 951080044
KATHRYN J ADAMS
11651 FREDRICK
GARDEN GROVE CA 92840

APN: 951070023, ASMT: 951070023
JAIME SERRANO, ETAL
32945 AVENIDA LESTONNAC
TEMECULA CA. 92592

APN: 951080034, ASMT: 951080034
KENNETH F KLEINBERG, ETAL
271 WHITE OAK DR
LAKE HAVASU CITY AZ 86403

APN: 951090004, ASMT: 951090004
JERRY DIBERNARDO, ETAL
41141 REID CT
TEMECULA CA. 92592

APN: 951070020, ASMT: 951070020
KIRSTEN ALSTRUP
41360 CIRCLE M
TEMECULA CA. 92592

APN: 951070029, ASMT: 951070029
JOHN M MARINO, ETAL
P O BOX 893014
TEMECULA CA 92589

APN: 951060009, ASMT: 951060009
KRIS KAKKAR
41175 VAN TU LN
TEMECULA CA. 92591

APN: 951060012, ASMT: 951060012
JONATHAN COLEMAN, ETAL
1919 HILLCREST DR
HERMOSA BEACH CA 90254

APN: 951070027, ASMT: 951070027
LAKE CHIVAL
32823 TEMECULA PKWY
TEMECULA CA 92592

APN: 951060003, ASMT: 951060003
JOSEPH W CHEN, ETAL
1429 CASPIAN CT
WALNUT CA 91789

APN: 951070024, ASMT: 951070024
LESLIE H JAKOFSKY, ETAL
33150 AVENIDA LESTONNAC
TEMECULA CA. 92592



APN: 951080013, ASMT: 951080013
LESLIE LEMONT LINKOGLE, ETAL
41720 CALLE CABRILLO
TEMECULA CA. 92592

APN: 951090039, ASMT: 951090039
ROBERT W MADDISON
33391 MADERA DE PLAYA
TEMECULA CA 92592

APN: 951080023, ASMT: 951080023
LINDA L DOUGLAS
40920 ANZA RD
TEMECULA CA 92592

APN: 951080035, ASMT: 951080035
ROGER J BOWMAN, ETAL
41850 AVENIDA DE ANITA
TEMECULA CA. 92592

APN: 951070019, ASMT: 951070019
MARK D KOLEK, ETAL
41455 CIRCLE M DR
TEMECULA CA. 92592

APN: 951060011, ASMT: 951060011
SUBHASH C VARSHNEY, ETAL
11292 PINECONE ST
CORONA CA 92883

APN: 951090038, ASMT: 951090038
MATTHEW CARSON, ETAL
33352 MADERA DE PLAYA RD
TEMECULA CA. 92592

APN: 951090015, ASMT: 951090015
TED MCWHORTER
33376 MADERA DE PLAYA ST
TEMECULA CA. 92592

APN: 951080032, ASMT: 951080032
NATHANAEL WILLIAM ADAMS
33171 MADERA DE PLAYA
TEMECULA CA. 92592

APN: 951080036, ASMT: 951080036
THEODORE OLSZEWSKI, ETAL
41936 AVENIDA DE ANITA
TEMECULA CA. 92592

APN: 951070016, ASMT: 951070016
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

APN: 951090036, ASMT: 951090036
VIVIAN BELLINI
33302 MADERA DE PLAYA
TEMECULA CA 92592

APN: 951070015, ASMT: 951070015
ROBERT REED NICOLL, ETAL
P O BOX 891
TAYLOR AZ 83939

APN: 951060010, ASMT: 951060010
YOLANDE F COTE, ETAL
C/O SIMON COTE
6457 PITCAIRN
CYPRESS CA 90630

Agenda Item No.: 4.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Directors Hearing: October 18, 2010

Plot Plan No. 24047
E.A. Number: 42149
Applicant: Andrew Kleiner
Engineer/Representative: Walter R. Allen
Architect & Associates

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 24047 proposes a winery in conjunction with a special occasion facility. The project includes an existing 1,878 square foot building to be used as a wine production/warehouse room, the conversion of an existing 1,633 square foot structure into a wine sampling room, gift sales shop and deli, an existing 2,835 square foot caretaker's residence, a proposed 100 square foot restroom and an existing 400 square foot storage shed. An existing mobile home located in the southwest portion of the site shall be removed. The project proposes 41 parking spaces.

The project proposes 52 events per year with 76 attendees. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed from 10:00 a.m. to 10:00 p.m.

The project site is located in the Southwest Area Plan, more specifically, the address is 39555 Calle Contento, Temecula, CA 92592 which is northerly of Rancho California Road and southerly of Vista Del Monte Road.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east, south and west, and Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to the north |
| 3. Existing Zoning: | Citrus Vineyard - 20 Acre Minimum (C/V-20) |
| 4. Surrounding Zoning: | Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) and Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard - 20 Acre Minimum (C/V-20) to the east, Citrus Vineyard - 10 Acre Minimum (C/V-10) to the south and Citrus Vineyard (C/V) to the west |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Scattered single family residences to the north, east, south and east and Vindemia winery/special occasion facility to the west |
| 7. Project Data: | Total Acreage: 20 Gross Acres
Total Vineyard Acreage: 15.84 Acres (83%)
Special Events: 52 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42149**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 24047**, 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 Agriculture: Agriculture (AG: AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard - 20 Acre Minimum (C/V-20) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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 Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery in conjunction with a special occasion facility, is a permitted use in the Citrus Vineyard - 20 Acre Minimum (C/V-20) designation.
3. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the east, south and west, and Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) to the north.
4. The zoning for the subject site is Citrus Vineyard - 20 Acre Minimum (C/V-20).
5. The proposed use, a winery in conjunction with a special occasion facility, is a permitted use, subject to approval of a plot plan in the Citrus Vineyard - 20 Acre Minimum (C/V-20).
6. The proposed use, a winery in conjunction with a special occasion facility, is consistent with the development standards set forth in the Citrus Vineyard - 20 Acre Minimum (C/V-20) zone.

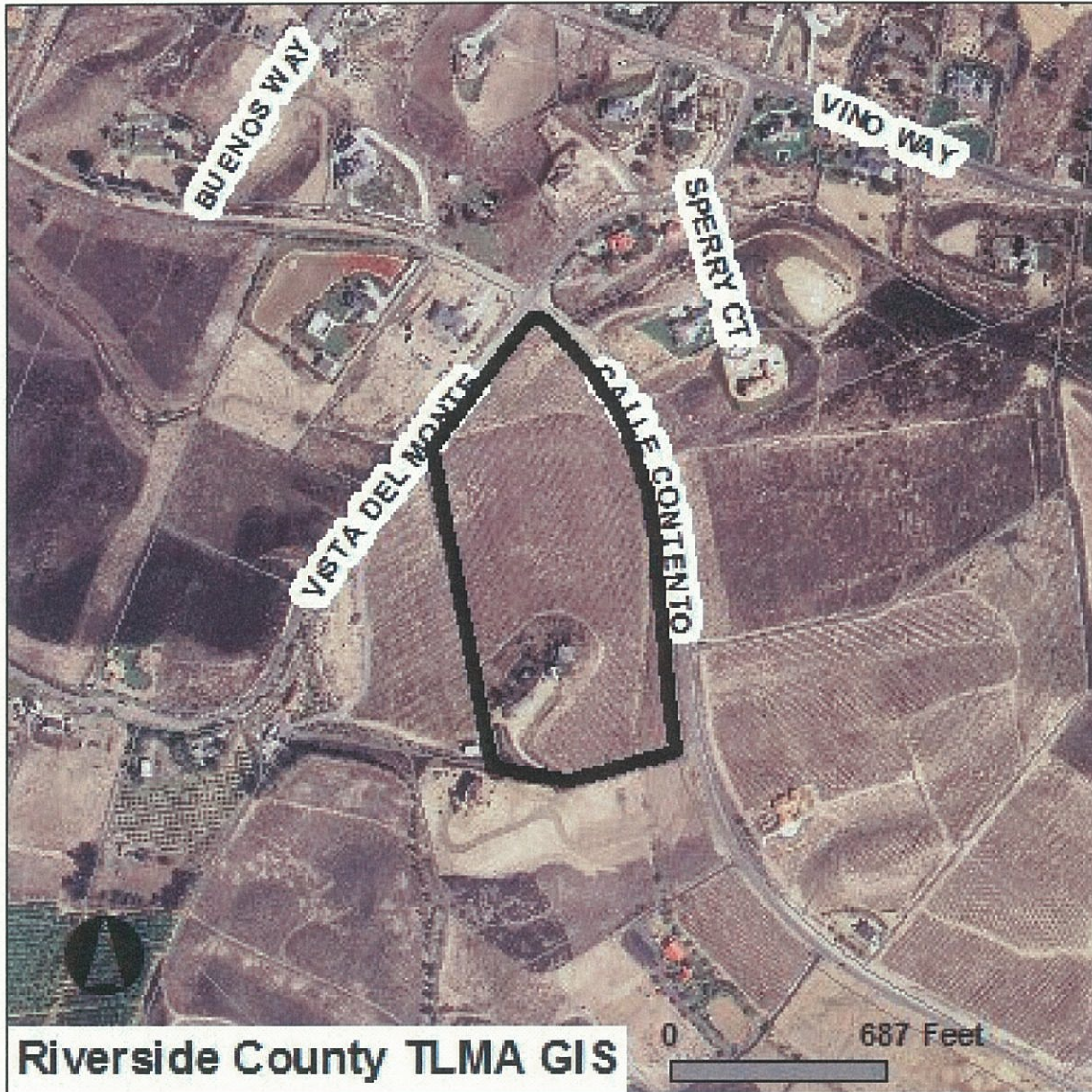
7. The project site is surrounded by properties which are zoned Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) and Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, Citrus Vineyard - 20 Acre Minimum (C/V-20) to the east, Citrus Vineyard - 10 Acre Minimum (C/V-10) to the south and Citrus Vineyard (C/V) to the west .
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42149 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology/Water Quality
 - c. Noise
 - d. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant potential 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. A city sphere of influence.
 - b. A Specific Plan.
 - c. An Agricultural Preserve.
 - d. A Redevelopment Area.
 - e. An Airport Influence Area.
 - f. A Cell Criteria area of the MSHCP.
 - g. A High Fire Area.
 - h. A Fault Zone.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. Zone B of Lighting Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Number 943-130-010.
5. This project was filed with the Planning Department on March 27, 2009.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 5/07/09, 12/10/09 and 6/10/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$34,171.96.

Zoning



Selected parcel(s):
943-130-010

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

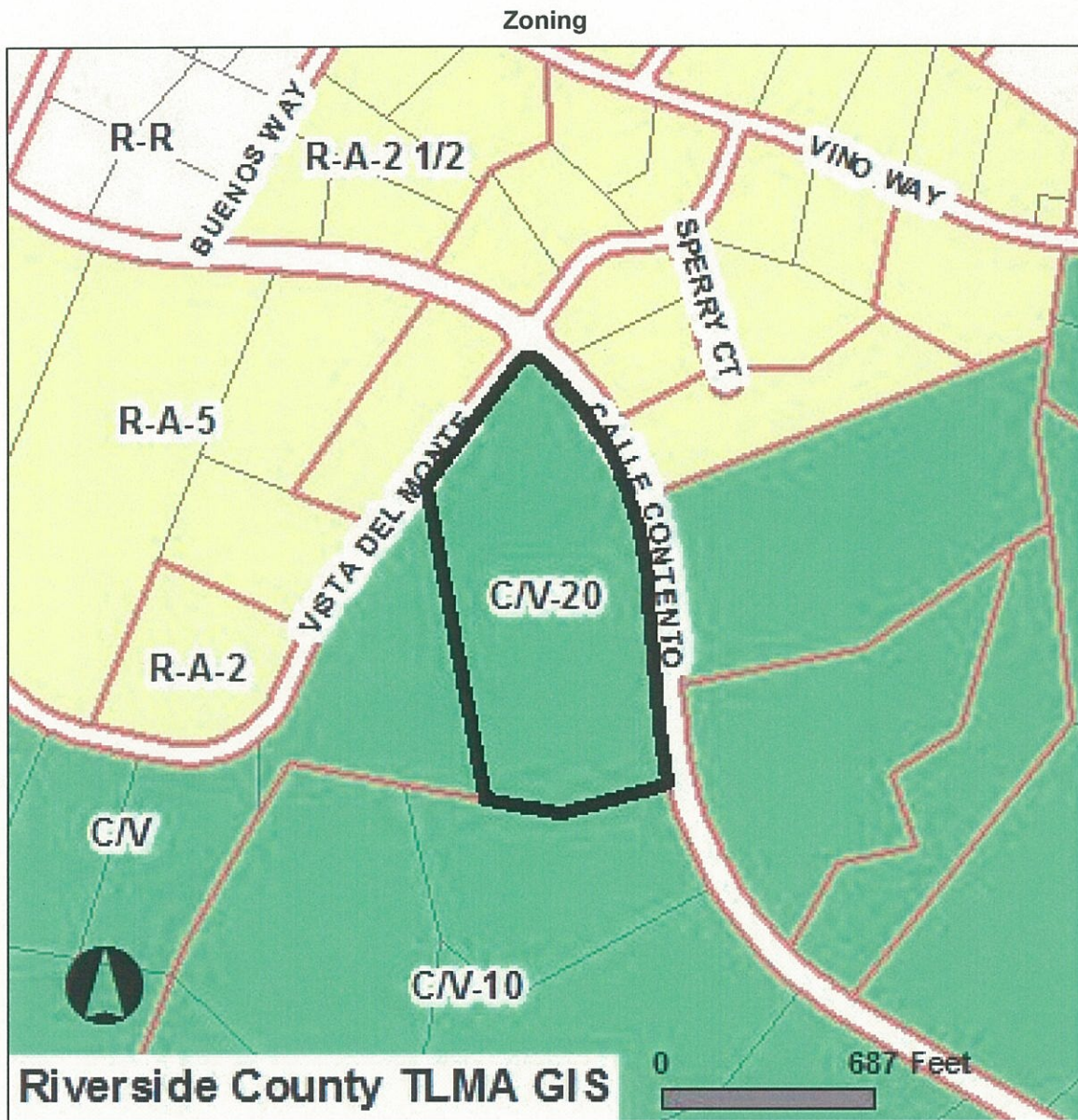
PARCELS

IMPORTANT

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Version 100412



Selected parcel(s):
943-130-010

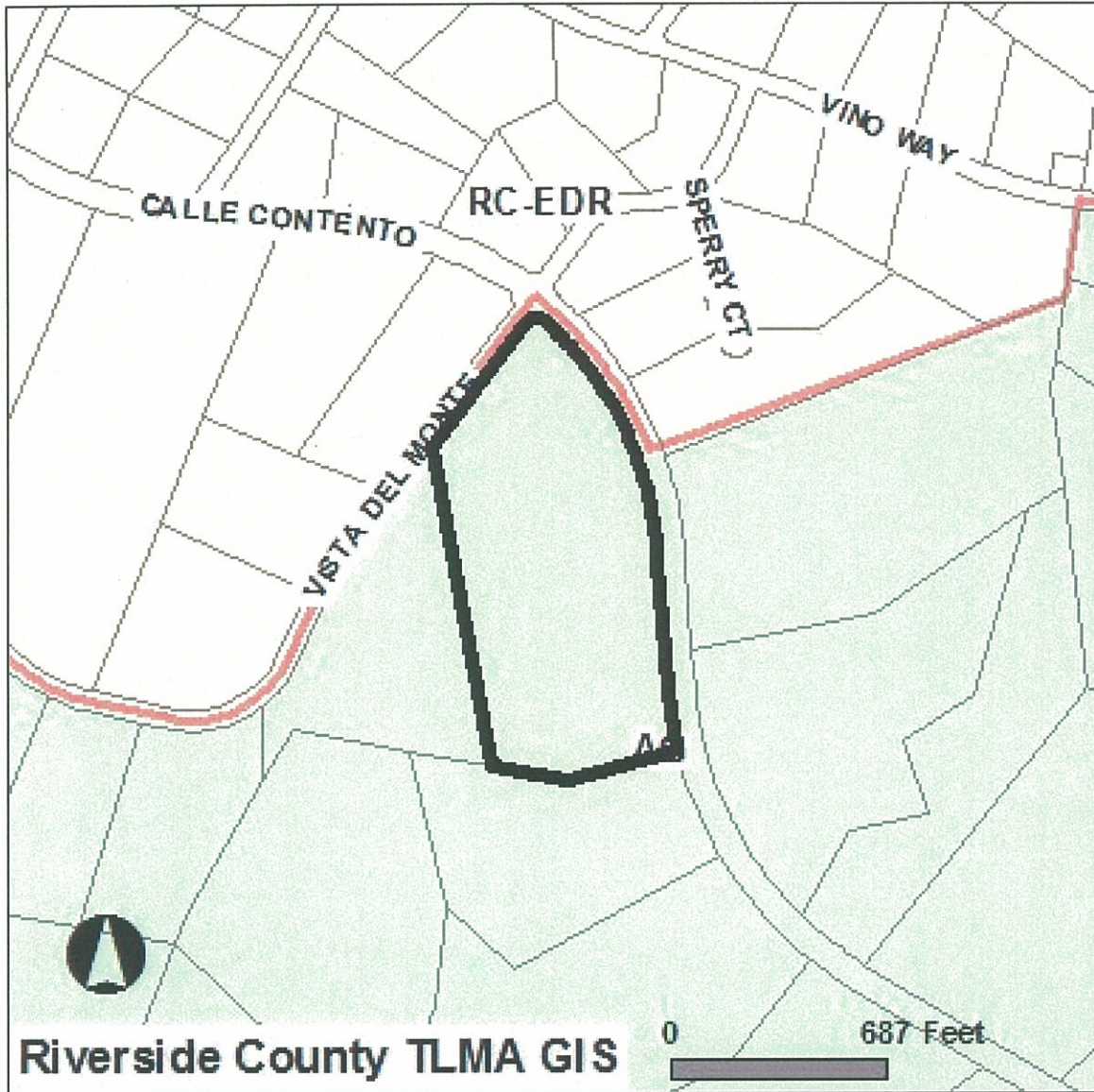
IMPORTANT

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Version 100412

Zoning



Selected parcel(s):
943-130-010

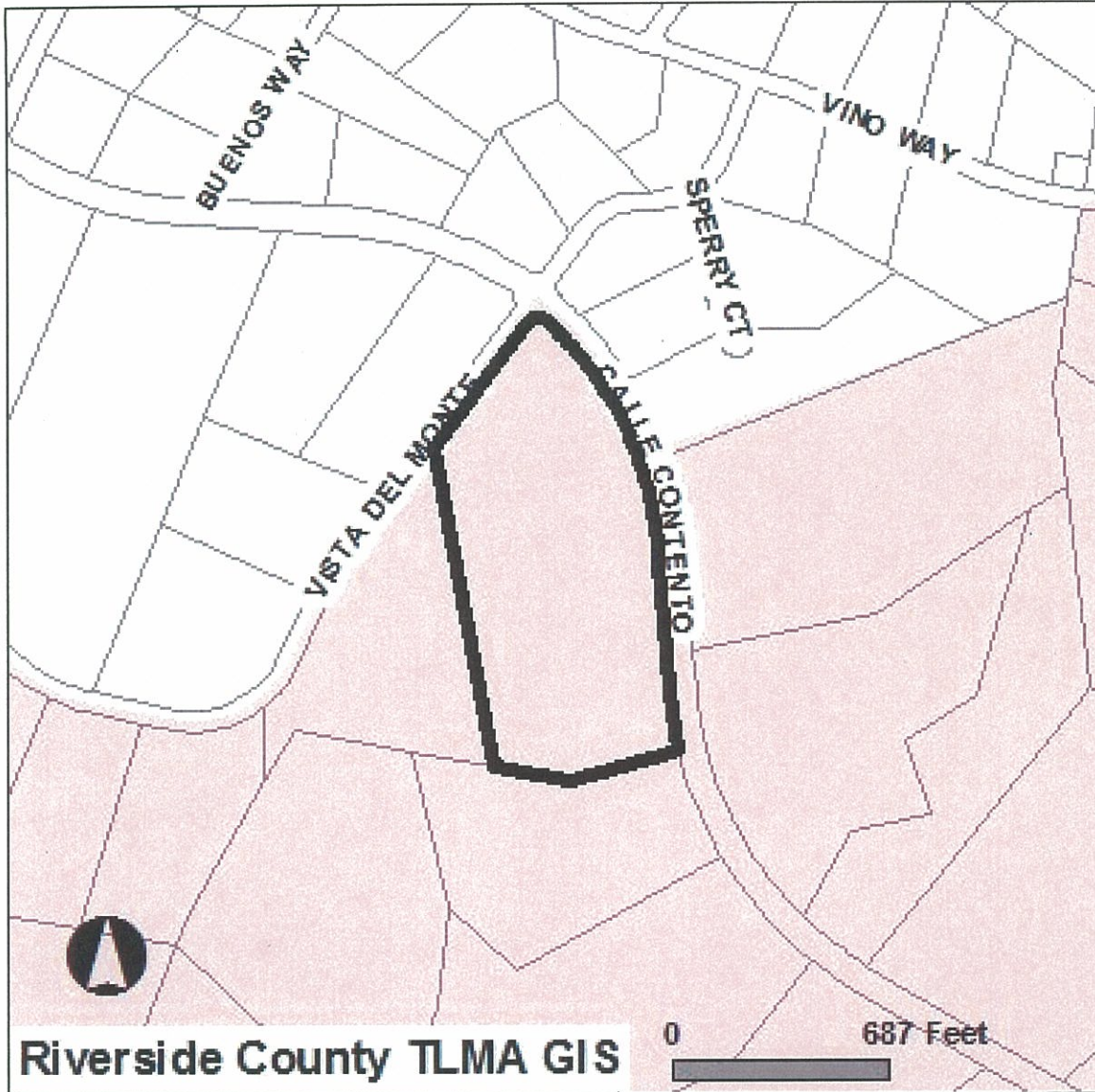
IMPORTANT

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Version 100412

Zoning



Selected parcel(s):
943-130-010

POLICY AREAS/OVERLAYS

SELECTED PARCEL
 CITY

CASE
 PARCELS

INTERSTATES
 CITRUS VINEYARD RURAL POLICY AREA

HIGHWAYS

IMPORTANT

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Version 100412

Lumiere Winery

Plot Plan No. 24047

Walter R. Allen, AIA
28468 Old Town Road, Suite 201
Torrance, CA 90503
Tel: 310-572-1000
Fax: 310-572-1000



Lumiere Winery
Plot Plan 24047
Torrance, CA 90503

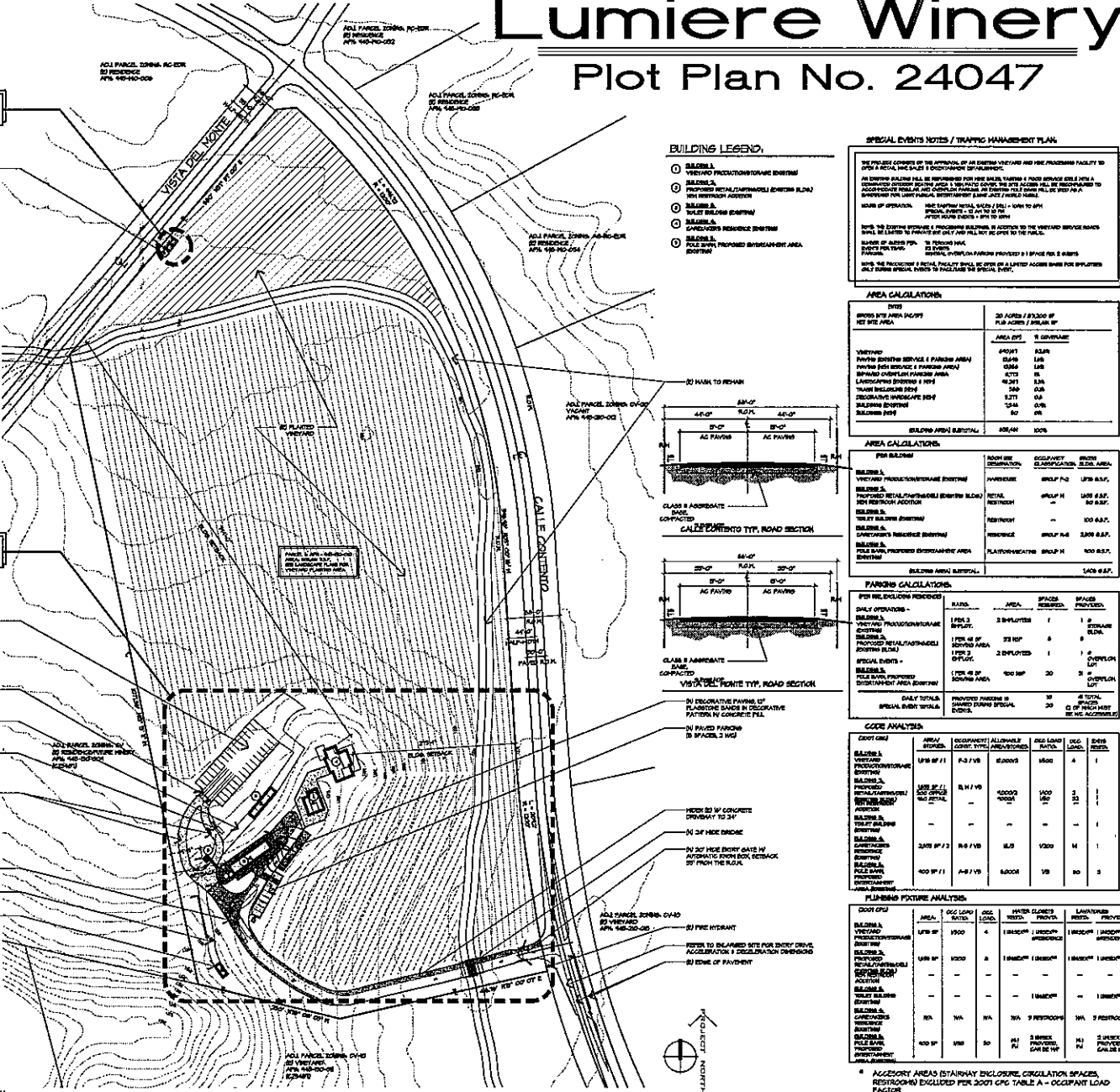
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3	ISSUED FOR PERMIT	05/12/2003
4	ISSUED FOR PERMIT	05/12/2003
5	ISSUED FOR PERMIT	05/12/2003
6	ISSUED FOR PERMIT	05/12/2003
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Job Number 1002
Drawing Number
a101

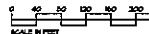
REFER TO SHEET a202 FOR ENLARGED TRASH ENCLOSURE

REFER TO SHEET a102 FOR ENLARGED PROJECT AREA

- B1 IMPROVED OVERLOOK PARKING LOT TO REPLACE EXISTING CONCRETE, NO STRIPES NECESSARY, 22 SPACES
- B2 LEASE FIELD BY SOIL ENHANCEMENT
- B3 IMPROVED DRIVEWAY
- B4 BOSS ANALYZER EFFICIENCY TANK
- B5 60' ONE-WAY ANIMALS DRIVEWAY TO OVERLOOK PARKING LOT
- REVERSE COUNTY FIRE TRUCK TURN ANGLE
- B6 IMPROVED PRIVATE ACCESS DRIVEWAY
- B7 PRIVATE STORAGE W/ET + FERTILIZER



SITE PLAN



PROJECT INFORMATION:

OWNER/CLIENT: LUMIERE WINERY, 28468 Old Town Road, Suite 201, Torrance, CA 90503, Tel: 310-572-1000, Fax: 310-572-1000.

ARCHITECT: WALTER R. ALLEN, AIA, 28468 Old Town Road, Suite 201, Torrance, CA 90503, Tel: 310-572-1000, Fax: 310-572-1000.

ENGINEER: WALTER R. ALLEN, AIA, 28468 Old Town Road, Suite 201, Torrance, CA 90503, Tel: 310-572-1000, Fax: 310-572-1000.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE IMPROVEMENT OF AN EXISTING WINEYARD AND WINE PROCESSING FACILITY TO MEET A LOCAL AND STATE DEMAND FOR WINEVINE.

LEGAL DESIGNATION:

AGRICULTURAL USE (AGU) - 100' 0" WIDE STRIP OF LAND TO BE SET ASIDE FOR THE PRODUCTION OF WINE.

UTILITY PURVEYORS:

RAVENS CA WATER DIST., 481-246-9400
PG&E
SOUTHERN CA ENERGY, 800-444-4423
VEOLIA, 800-488-4000
WASTE NOT OF PLANE WASTE, 800-829-8440

RELATED PERMIT RECORDS:

EVERETT COUNTY
BUILDING PERMIT NO. 248187800 (ISSUE DATE 07/24/02)

VICINITY MAP:

SYMBOLS:

- COLONY LINE
- DOOR HARK
- BROOD TYPE
- POYIVION
- SEMI-MOUNT, CONTROL, PT, OR DASHY PT
- SECTION LETTER
- SECTION NUMBER
- INTERIOR ELEVATION NO.
- NOT DIRECTION (NO. OF PERSONS)
- PROPERTY LINE
- GLASS
- INSULATION
- WALL CORRIDOR (ENCLOSURE)
- CONCRETE
- CONC. BLOCK
- SAND
- EARTH

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42149
Project Case Type (s) and Number(s): Plot Plan No. 24047
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Andrew Kleiner
Applicant's Address: 39555 Calle Contento, Temecula, CA 92592
Engineer's Name: Walter R. Allen Architect & Associates
Engineer's Address: 28465 Old Town Front Street, Suite 201, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 24047 proposes a winery in conjunction with a special occasion facility. The project includes an existing 1,878 square foot building to be used as a wine production/warehouse room, the conversion of an existing 1,633 square foot structure into a wine sampling room, gift sales shop and deli, an existing 2,835 square foot caretaker's residence, a proposed 100 square foot restroom and an existing 400 square foot storage shed. An existing mobile home located in the southwest portion of the site shall be removed. The project proposes 41 parking spaces.

The project proposes 52 events per year with 76 attendees. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed from 10:00 a.m. to 10:00 p.m.

The project site is located in the Southwest Area Plan, more specifically, the address is 39555 Calle Contento, Temecula, CA 92592 which is northerly of Rancho California Rd, southerly of Vista Del Monte Rd and westerly of Calle Contento.

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

C. Total Project Area: 20 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 20	Lots: 1	Sq. Ft. of Bldg. Area: 7,406	Est. No. of Employees: 4
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No: 943-130-010

E. Street References: The project site is located northerly of Rancho California Road, westerly of Calle Contento, and southerly of Vista Del Monte Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 22 and 27, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently occupied by single family residence and vineyards. The

topography of the project site consists of rolling hills, with steep slopes along the southern and northwestern edges. Site vegetation consists of vineyards and Coastal Sage Scrub. Surrounding land uses include single family residences and Vindemia/California Dreamin' winery to the west (PP22569).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
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): Southwest Area Plan

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture (AG) (10 Acre Minimum)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Citrus Vineyard Rural Policy Area

G. Adjacent and Surrounding:

1. **Area Plan:** Southwest Area Plan

2. **Foundation Components:** Agriculture and Rural Community

3. **Land Use Designations:** Agriculture (AG) (10 Acre Minimum) to the east, south, and west and Estate Density Residential (EDR) (2 Acre Minimum) to the north.

4. **Overlay(s):** N/A

5. **Policy Area, if any:** Citrus Vineyard Rural Policy Area to the east, south, and west.

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:** Citrus Vineyard (C/V)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Citrus Vineyard (C/V) to the west, Citrus Vineyard – 20 Acre Minimum (C/V-20) to the east, Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north.

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.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

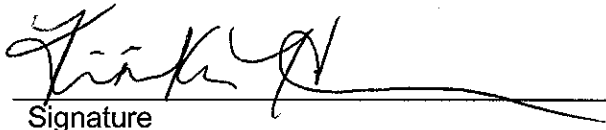
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

August 16, 2010
Date

Kinika Hesterly, Project Planner
Printed Name

For Carolyn Syms Luna, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located northerly of Rancho California Road, westerly of Calle Contento, and southerly of Vista Del Monte Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered vineyards, wine tasting/production facilities and private residences. The proposed project would add to the diverse style of the area and would maintain the vineyard planting, which would be consistent with the intent of the Citrus Vineyard zone. Therefore will not create an aesthetically offensive project

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) According to the RCIP, the project site is located 17.34 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.31) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

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-b) Lighting on the project site currently consists of lighting associated with residential uses. The proposed project would result in a new source of light from the addition of building lighting, security lighting and transient vehicular lighting from cars traveling on adjacent roadways. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is located within the boundaries of land designated as Prime Farmland and Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). However, the proposed project would maintain a primarily agricultural use with over seventy-five (75) percent of the net project area planted in vineyards. Therefore, a less than significant impact would occur from project implementation.

b) Currently, a portion of the project site is planted in vineyards and will remain as such. The project would maintain a primarily agricultural use with over seventy-five (75) percent of the net project area planted in vineyards. Additionally, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract. Therefore, the proposed project will not conflict with an existing agricultural use. The impact is considered less than significant.

c) The proposed project includes the planting of vineyards and operation of an associated winery, tasting room, and special event facility. The project would maintain a primarily agricultural use with over seventy-five (75) percent of the net project area planted in vineyards. The project will be consistent with the development standards of the Citrus Vineyard zone, which was established to preserve the distinctive character of the area, and to protect against the location of uses that are incompatible with agricultural uses. As a result, the project would not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. Impacts are considered less than significant.

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
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land and are primarily residential, agricultural or developed land. Therefore, the project will not result in the conversion of forest land to non-forest use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. With compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project is not located within a WRCMSHCP area and was not, therefore, required to go through a HANS review by the County Biologist. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will have a less than significant impact.

b - c) With mitigation that includes the project having a biological monitor during grading, the project should not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations (CO 60. EPD. 2). The project is considered less than significant with mitigation incorporated.

d -g) With mitigation including review of the grading plan (COA 60. EPD. 1), 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; or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to grading permit issuance, the permit holder shall contact the County Biologist to review the grading plan and monitor the site during grading (COA 60. EPD. 1 and COA 60. EPD. 2).

Monitoring: Monitoring shall be conducted by the Planning Department through the Building and Safety permit process.

CULTURAL RESOURCES Would the project

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Site Inspection

Findings of Fact:

a) & b) A review of the project site concluded no evidence of historical structures. The project will not alter or destroy a historical resource. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) & b) Although no archaeological sites were recorded within the project area, there is a potential for uncovering resources during grading activities. Therefore, the project has been conditioned by to have a qualified archaeologist retained to monitor the project grading and shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources if discovered (COA 10. PLANNING. 2). This condition is not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project site is not anticipated to contain human remains; however, the project has been conditioned by Planning that if human remains are encountered during grading, State Health and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the 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 (COA 10. Planning. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project site is not used for religious or sacred uses; therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. 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:

a) No paleontological resource assessment was conducted for the proposed project. The project site is designated as High A (Ha) on the Paleontological Sensitivity Map which suggests there is a high potential for unearthing paleontological resources. With incorporation of the recommended mitigation measures, potential impacts will be reduced to less than significant.

Mitigation: The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface resources. The paleontologist or representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains (COA 60.PLANNING.1).

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

GEOLOGY AND SOILS Would the project

11. 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, Geologist Comments, GEO02191

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

a) & b) According to the GEO report, no active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults know to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. 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. 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.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GEO02191

Findings of Fact:

a) According to the Geology Report, the potential for liquefaction at this site is negligible; therefore the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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), GEO02191

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. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GEO02191

Findings of Fact:

a) According to Figure S-4, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The Geology Report indicated that the site is not impacted by landslides. The project will be required to implement the site-specific recommendations in the Geological Soils Report. (COA 60.BS GRADE.3) These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, according to the existing conditions and with the implementation of recommended procedures, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCIP Figure S-7 "Documented Subsidence Areas", County Geologist Review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. The potential for subsidence due to gas or petroleum extraction is considered remote. The soils are not susceptible to subsidence due to oxidation of organic materials. Subsidence induced by groundwater extraction is not considered a significant hazard at the site. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GEO02138

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not likely to be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a-b) The proposed project will not substantially change the existing topography of the site. The proposed grading is generally designed to conform to the onsite topography and therefore would not significantly alter the existing topography. Although the project will have some cut and fill, a significant imbalance in the surface will not occur. No cut or fill slopes greater than 2:1; however, the project may create slopes 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 as no sewage disposal systems exist on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, 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 development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities in areas of relatively hilly terrain. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. The project site is over 10 acres in size and has adequate area to incorporate acceptable water quality mitigation features. Therefore, the project will not cause an adverse impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: SQAMD, GHG Analysis Prepared by Chambers Group, Inc. (August 2010), "Draft Guidance Document – Interim CEQA GHG Significance Threshold"

Findings of Fact:

a) Analysis by Chambers Group, Inc. (August 2010) indicates the project's annual GHG emissions will be 30.76 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for commercial projects established by the South Coast Air Quality Management District. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions. The impact is considered less than significant.

b) As an extension of the anticipated existing development patterns, the proposed winery expansion will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a) The proposed project is for a winery with a tasting room and a special event facility. Typically, this type of development does not require the routine use of acutely hazardous materials and will not generate hazardous waste. However, the facility will require Environmental Health Clearance prior to final inspection (COA 90.E Health. 4). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is not anticipated to result in 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. Therefore, the impact is considered less than significant.

c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

d) The subject property is not located within ¼ mile of an existing school. With proper disposal means in place, the proposed project would not create a significant hazard to the surrounding community. Impacts would be less than significant.

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 it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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 boundaries of any public or private airport land use plan; therefore, will not require review by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located within an Airport Land Use Plan (ALUP); therefore, it 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; therefore, it will 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.

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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

Findings of Fact:

a) According to the Riverside County Land Information System (RCLIS), the project is not located within a high fire area. In addition, the project site is located in an area designed as having no wildfire susceptibility on the Riverside County General Plan Figure S-11 "Wildfire Susceptibility," risk map.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The northern and eastern portion of the property is impacted by Long Valley Wash, which is a large watercourse that drains a tributary area of approximately 10 square miles from the east. As a result, much of the site lies within the floodplain as stated in the Country's Floodplain Management Ordinance 458. All of the proposed project would be located on high ground and outside of the floodplain. The rest of the property is located behind a ridge with minor offsite runoff.

The development of this project would adversely impact water quality. To mitigate for these impacts, infiltration trenches are proposed in three (3) locations: two (2) at the southeast corner of property and one (1) at near the west portion of the site. This project site is over 20 acres in size and has adequate area to incorporate acceptable water quality mitigation features. Alternate BMP's may be proposed during the plan check stage of the project along with a final WQMP. The project is considered less than significant with mitigation incorporated.

b) The project proposes a basin to mitigate for the site's water quality. The site has sufficient area to provide the basin with the required volume necessary to mitigate for water quality. The project has been conditioned prior to grading permit issuance to submit copies 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 Flood Control District for review.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would 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. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.

d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate for these impacts, infiltration trenches are proposed in three (3) locations: two (2) at the southeast corner of property and one (1) at near the west portion of the site. This project site is over 20 acres in size and has adequate area to incorporate acceptable water quality mitigation features. Alternate BMP's may be proposed during the plan check stage of the project along with a final WQMP. Therefore, the impact is considered less than significant with mitigation incorporated.

e) The proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Prior to grading permit issuance, 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 Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: Prior to grading permit issuance, 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 Flood Control District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. Flood RI. 2, COA 60. Flood RI. 3 and COA 60. Flood RI. 9). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the district will require an acceptable financial mechanism to be implemented to provide for maintenance of the infiltration trench/bio swales. Therefore, the impact is considered less than significant with mitigation incorporated (COA 60. Flood RI. 8).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District during the Building and Safety Plan Check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial flooding either on or off-site. Therefore, the impact is considered less than significant.

b) The development of this site will increase the amount of surface runoff. To mitigate this impact, the developer has proposed infiltration trenches. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the trenches and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (COA 60. Flood RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval. Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not 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 as the project is not located in a dam inundation area.

d) The project site is not located within the vicinity of any water bodies and shall not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (COA 60. Flood RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by Riverside County Flood Control District during the Building & Safety plan check process.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 20 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, and hotels when they are secondary and directly related to the agricultural operation. The proposed project would involve the operation of a winery, tasting room with gift sales and a deli, which is consistent with the existing land use designation and zoning classification. The impact is considered less than significant.

b) The project site is not located within a city sphere of influence. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The project proposes the operation of a winery, tasting room with gift sales and a deli, which are permitted within the C/V zone; therefore, the project will be consistent with the existing zoning classification.

b) The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum to the north and Citrus Vineyard (C/V) to the east, west and south. Therefore, the proposed project is compatible with the surrounding zones. The winery operation will be located in the southwest portion of the 20 acre project site and are located a great distance from residential uses. The vineyard planting within the site will also act as a buffer between the winery and surrounding residential uses. Therefore, the impact is considered less than significant.

c) The project is located near scattered single family residences on large lots to the north, south, east and west, and a winery to the west. The winery operation will be located in the southwest portion of the 20 acre project site and are located a great distance from residential uses. Therefore, the impact is considered less than significant.

d) The project site is located on a 20 acre site in the County of Riverside’s Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation.

The proposed project would involve the operation of a winery, which is consistent with the existing land use designation and zoning classification.

e) The project will not divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 protections 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.

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

30. 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?

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

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.

31. 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.

32. Highway Noise

NA A B C D

Source: Project Application Materials

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.

33. Other Noise

NA A B C D

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

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed winery would result in increased ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host 52 special events that could include large gatherings of people and/or amplified music. The impact of these events would depend on the number of attendees in a given crowd, the number of amplified sound equipments and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max} . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation.

b) During its construction phase, the proposed project may have temporary or periodic increases in ambient noise levels. The project will have a less than significant impact.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max} . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Furthermore, if a significant amount of complaints are received, the project will be required to produce noise monitoring reports in order to ensure compliance with Ordinance No. 847.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: If a significant amount of complaints have been received within one year of approval, one year after issuance of occupancy, the Director may reconsider the hours of operation. If a significant amount of complaints are received, the project will be required to produce noise monitoring reports in order to ensure compliance with Ordinance No. 847 (COA 10.PLANNING.24, 20.PLANNING.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site currently consists of a single family residence and vineyard that will remain; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area.

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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.31). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

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
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Temecula Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING.20). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.31). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. However, the proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: The RCIP does not identify any trails located along the project site; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Traffic Management Plan, Transportation Review

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements. However, the project was required to submit a traffic management plan.

a) The winery, tasting room with retail and a deli, along with special events, is not anticipated to substantially increase trips in the project vicinity. There will be a sign at the project entrance to direct customers and vendors/deliveries in and out of the facility's roadways and parking lots. The project will provide improvements to mitigate for project related traffic. With mitigation, the impact is considered less than significant.

b) Parking is adequate for the project. There will be a less than significant impact.

c) The project will not reduce the level of service standard established by the county congestion management agency for designated road or highways. The impact is less than significant.

d) The project does not propose any uses, design features, or other obstacles (i.e. blinking strobe lights, high-rise towers, etc.) which would impact air traffic patterns.

e) Project implementation would not alter waterborne, rail, or air traffic.

f) With mitigation, the project will not create dangerous intersection. The improvements include a signing and striping plan (COA 90. TRANS. 2). Impacts are less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will cause roads to be altered to the standard of the Riverside County Transportation Department. Vista Del Monte Road (privately maintained) from Calle Contento to the project access driveway is designated as a Collector road and shall be improved with 24 foot full-width AC pavement (12' on the project side and 12' on the opposite side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/66') (Modified for increased right-of-way from 60' to 66') (COA 90. TRANS. 5). 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 (COA 90. TRANS. 4). The impact is less than significant with mitigation.

h) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.

i) The proposed project will not restrict access to nearby uses. Additionally, considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.

j) Currently, the Riverside Transit Authority (RTA) does not operate a bus route within close proximity to the project area. The proposed project would not conflict with any adopted policies supporting alternative transportation.

Mitigation: The project has been conditioned prior to building final inspection to submit a signing and striping plan (COA 90. TRANS. 2), improvement plans (COA 90. TRANS. 4) and dedication (COA 90. TRANS. 5).

Monitoring: Monitoring shall be conducted by the Transportation Department during the Building & Safety plan check process.

44. Bike Trails

Source: RCIP

Findings of Fact: The RCIP does not identify any trails located along the project site; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project shall utilize septic systems. Clearance shall be obtained by the San Diego Water Quality Control Board (SDWQCB) prior to building permit issuance (COA 80. E Health. 2). Prior to building permit final inspection, the applicant must receive clearance from the Department of Environmental Health (DEH) (COA 90. E Health. 4). These are standard conditions of approval and pursuant to CEQA are not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The County of Riverside Waste Management Department manages the landfills that service the proposed project. The County of Riverside Lamb Canyon Landfill, located west of Highway 79, would service the project site. The landfill is currently permitted to receive 3,000 tons per day for disposal and has a remaining disposal capacity of approximately 20,908,171 cubic tons as of 2003. The increase in sold waste due to the proposed project operations would be nominal; the project would not require the need for new or expanded facilities to accommodate solid waste needs and the facility would comply with the applicable regulations.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-h) The proposed project will be located in an area which is currently serviced by utilities. It is not anticipated that the proposed project would require the construction of any new facilities as a result of project operations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 cultural resources that may potentially exist on the site.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

GEO2191

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

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PLOT PLAN:TRANSMITTED Case #: PP24047

Parcel: 943-130-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a winery and special occasion facility. The project includes an existing 1,878 square foot building to be used as a wine production/warehouse room, the conversion of an existing 1,633 square foot structure into a wine tasting room, gift sales shop and deli, an existing 2,835 square foot caretaker's residence, a 100 square foot restroom and an existing 400 square foot storage shed. There will be 41 parking spaces. The project will have 52 special events per year with up to 76 attendees.

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 Plot Plan No. 24047. 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 Plot Plan No. 24047 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 24047, Exhibit A (Sheets 1-2), Amended No. 2, dated April 29, 2010.

APPROVED EXHIBIT B & C = Elevations and Floor Plans for Plot Plan No. 24047, Exhibit B & C (Sheets 1-2), Amended No. 2, dated April 29, 2010.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No.

PLOT PLAN:TRANSMITTED Case #: PP24047

Parcel: 943-130-010

10. GENERAL CONDITIONS

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

24047, Exhibit L, Amended No. 2, dated April 29, 2010.

APPROVED EXHIBIT M = Color Board for Plot Plan No. 24047,
Exhibit M, dated March 27, 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.

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.

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10. GENERAL CONDITIONS

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 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 California Building Code's chapter on "GRADING".

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10. GENERAL CONDITIONS

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

Observe slope setbacks from buildings & property lines per the California 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 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

lant & 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

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10. GENERAL CONDITIONS

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

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. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

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.

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 RCWD POTABLE WATER SERVICE RECOMMND

Plot Plan#24047 is proposing Rancho California Water District potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 2

SDRWQCB PROJECT ASSESSMENT

RECOMMND

Commercial projects in the Temecula Wine Country area proposing onsite wastewater treatment exceeding cumulative discharges of waste flow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards. This project EXCEEDS an aggregate waste flow of 1,200 gallons per day and requires referral to an assessment by the SDRWQCB.

It should be noted that the conceptual plans delineating the location of the existing and proposed septic systems on the plot plan exhibit submitted to the Department of Environmental Health (DEH) for the purposes of planning review should not be taken as an approval by DEH. Assessment for final approval by this Department will occur after the SDRWQCB has conducted its review of this project and offer its comments in writing.

EPD DEPARTMENT

10.EPD. 1

EPD - MSHCP LANDSCAPE STANDARD

RECOMMND

The following invasive species shall not be used for landscaping on the project site.

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant

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10. GENERAL CONDITIONS

10.EPD. 1

EPD - MSHCP LANDSCAPE STANDARD (cont.)

RECOMMND

Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape
marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde

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10. GENERAL CONDITIONS

10.EPD. 1 EPD - MSHCP LANDSCAPE STANDARD (cont.) (cont.RECOMMND

Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwart
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

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.

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10. GENERAL CONDITIONS

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (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.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

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

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

ny 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. 6 USE-#88A-AUTO GATES RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#88A-AUTO GATES (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 07/22/10 RECOMMND

Plot Plan No. 24047 is a proposal to construct a winery in conjunction with a special occasion facility on 19.18 gross acres. The project includes an existing 1,878 square foot (sf.) production/warehouse room, the conversion of an existing 1,633 sf. structure into a wine sampling room and gift sales shop, existing 2,835 sf. caretaker's residence, a proposed 100 sf. toilet, an existing 400 sf. storage shed, and 41 parking spaces. The site is located north of Rancho California Road, south of Glen Oaks Road, west of Camino Del Vino, and east of Milkweed Way.

The northern and eastern portion of the property is impacted by Long Valley Wash, which is a large watercourse that drains a tributary area of approximately 10 square miles from the east. As a result, much of the site lies within the floodplain as stated in the Country's Floodplain Management Ordinance 458. All of the proposed project would be located on high ground and outside of the floodplain. The rest of the property is located behind a ridge with minor offsite runoff.

The development of this project would adversely impact water quality. To mitigate for these impacts, infiltration trenches are proposed in three (3) locations: two (2) at the southeast corner of property and one(1) at near the west portion of the site.

The District has reviewed the exhibit and Water Quality Management Plan (WQMP) (received July 8, 2010). The submittal reflects the general drainage and water quality plan for the development and meets the requirements for the development review process. However, the infiltration trenches may be required to be sized as much as two (2) and four (4) times deeper than currently proposed, which can be addressed in the plan check stage. All BMPs shall be designed in accordance with the Riverside County Stormwater Best Management Practice Design Handbook.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 07/22/10 (cont.) RECOMMND

It should be noted that site is located within the bounds of the Murrieta Creek/Santa Gertrudis Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15

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 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.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised 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. 16

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.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 5 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. 6 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. 7 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.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 9 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 10 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 10 a.m. to 6 p.m. daily for wine tasting and 10 a.m. to 10 p.m. for special events in order to reduce conflict with adjacent residential zones and land uses.

10.PLANNING. 11 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). A total of 41 parking spaces shall be provided.

10.PLANNING. 12 USE - LIMIT ON SIGNAGE RECOMMND

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

10.PLANNING. 13 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. 14 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 943-130-010, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - NO USE PRPSED LIMIT (cont.) RECOMMND

348.

10.PLANNING. 18 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on the project's approved landscaping plans.

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, 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. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 45 db(A), 10-minute LEQ, at all other times as measured at any

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 24 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 32 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

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

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 shall not be included in the Project Area.

10.PLANNING. 36 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 37 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. 38 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 39 USE - GEO02191 RECOMMND

County Geologic Report (GEO) No. 2191, submitted for this project (PP24047) was prepared by La Cresta Geotechnical Incorporated and is entitled: "Geotechnical Investigation, Proposed Lumiere Winery, 18.33 Acre Site, APN 943-130-010, Calle Contento, Riverside County, California", dated December 4, 2008. In addition, La Cresta prepared "County Geologic Report No. 2192, Response to Review Comments, Transmitted by TLMA - Planning, May 3, 2010", dated May 7, 2010. This document is herein incorporated as a part of GEO02191.

GEO02191 concluded:

1.Groundwater is expected to be greater than 50 feet below existing grade. Groundwater related problems are not expected.

2.The nearest known fault is the Elsinore Fault. No evidence to support the presence of any active faults was observed in aerial photos, from detailed mapping of the site, or on published maps.

3.The potential for liquefaction at this site is negligible.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - GEO02191 (cont.)

RECOMMND

4.Settlement due to dynamic densification of the subsurface soils is not considered a significant hazard at the site.

5.The potential for subsidence due to gas or petroleum extraction is considered remote. The soils are not susceptible to subsidence due to oxidation of organic materials. Subsidence induced by groundwater extraction is not considered a significant hazard at the site.

6.Settlement due to soil collapse (hydro collapse or hydro compaction) is considered moderate in the Topsoil and low to negligible in the Pauba Formation.

7.Cut and fill slopes will be approximately 10 feet or less in height. Slopes should be inclined at 2:1 or flatter.

GEO02191 recommended:

1. Remedial grading of the Topsoil to mitigate the collapse potential of this material.

2.The construction of slopes should be observed by the geotechnical consultant continuously to evaluate the exposed conditions for conformance with anticipated conditions.

GEO02191 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02191 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. 40 USE - SPECIAL EVENTS

RECOMMND

Special events shall consist of winery events, parties and meetings.

- 52 special events shall be allowed per year.
- Maximum guests allowed are 76.
- The events may take place both inside and outside of the tasting room.

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - PRODUCTION CAPACITY RECOMMND

The winery facility shall have a capacity to produce a minimum of 3,500 gallons of wine annually.

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. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Calle Contento and Vista Del Monte Road since adequate right-of-way exists, per PM14/94.

10.TRANS. 3 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 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.

10.TRANS. 4 USE - COUNTY WEB SITE RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - TRAFFIC MANAGEMENT PLAN

RECOMMND

The following traffic management plan was prepared by applicant/engineer for PP 24047.

1.Introduction

The purpose of this Traffic Management Plan is to describe the Lumiere Winery and Vineyard.

2.Project Description / Location

The site is located on 39555 Calle Contento, Temecula. 92592

The project is on 20 gross acres and is currently vacant. A 3200 square foot winery/tasting room are proposed for the site. Over 75% of Plot Plan 24047 is planted as vineyard.

3.Ingress/Egress

The project takes access from Calle Contento. The street is currently paved to a width of 24 feet.

The driveway connection to Calle Contento will include a left turn pocket and A.C. pavement transition to taper between the existing road, and the proposed driveway, in accordance with the following design parameters:

- 1.Edge of pavement returns shall be a 35 foot radius
- 2.The left turn pocket shall be 12 foot wide and 100 feet long, with a 120-foot transition.
- 3.Provide 14-foot A.C. pavement transitions on each side of the left turn pocket.
- 4.Provide acceleration/deceleration lanes per County Std. 803.

4.Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. If capacity is expected to exceed maximum then provisions need to be made for offsite parking with shuttle services provided.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN (cont.) RECOMMND

5.Hours of Operation / Employees

-For hours of operation see Planning Department conditions of approval.

-The winery is operated by the Lumiere Winery and Vineyard. In addition to family members, there will be 1 to 3 employees working at the winery.

6.Special Events

For special events see Planning Department conditions of approval.

7.Signage

A "stop" sign will be placed on the access driveway where the driveway meets with Calle Contento. Sufficient "No Parking" signs shall be placed along Calle Contento to prohibit visitors from parking on the street.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 - DEED RESTRICTIONS RECOMMND

The following condition must be met within 90 days of final project approval. A deed restriction shall be recorded to protect biologically sensitive areas. The deed restriction shall be reviewed and approved by the Environmental Programs Department prior to recordation. The area mapped as "WASH, TO REMAIN" on PP24047 Amd. 2, Exhibit A, dated 4/29/10, including the 20 foot buffer on either side of the drainage, with the exception of the existing access road shown on the exhibit along the southern property line, shall be protected under the deed restriction as a biologically sensitive area. The deed restriction shall prohibit any disturbances including grading, fuel modification, and the planting of non-native plant species within the above mentioned biologically sensitive areas. In addition, all light shall incorporate proper shielding to prevent the spill of light into the biologically sensitive areas.

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20. PRIOR TO A CERTAIN DATE

20.EPD. 2 - FENCING PLAN

RECOMMND

The following condition must be met within 90 days of final project approval. The applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The area mapped as "WASH, TO REMAIN" on PP24047 Amd. 2, Exhibit A, dated 4/29/10, including the 20 foot buffer on either side of the drainage, with the exception of the existing access road shown on the exhibit along the southern property line, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department.

20.EPD. 3 - FENCE INSPECTION

RECOMMND

The following condition must be met within 90 days of final project approval. Fencing shall be installed according to the fencing plan reviewed and approved by the Environmental Programs Department (EPD). The final product shall be inspected and signed off on by EPD

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - REVIEW OF GRADING PLAN RECOMMND

The area mapped as "WASH, TO REMAIN" on PP24047 Amd. 2, Exhibit A, dated 4/29/10, including the 20 foot buffer on either side of the drainage, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within this area. With the exception of the existing access road shown on the exhibit along the southern property line, no disturbance shall occur within the delineated area. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIOLOGICAL MONITOR (cont.)

RECOMMND

work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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.

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. 8 USE MC/SANTA GRTRDS MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE MC/SANTA GRTRDS MITCHARGE (cont.) RECOMMND

PP24047 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.43 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 19.18 acres (gross) in accordance with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - SKR FEE CONDITION (cont.) RECOMMND

APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24047, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 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

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 - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with all applicable current State and Local Regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 SDRWQCB PROJECT/PLAN REVIEW RECOMMND

Plan for the Onsite Wastewater Treatment System shall be approved by the San Diego Regional Water Quality Control Board (SDRWQCB) and shall comply with the general permit issued to the County by the SDRWQCB.

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 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. 4 USE MC/SANTA GRTRDS MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MC/SANTA GRTRRS MITCHARGE (cont.) RECOMMND

require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP24047 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.43 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - MINIMUM FLOOR AREA RECOMMND

AL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 19 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 April 27, 2009, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 20 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 21 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. 22 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24047, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 23 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application

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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 23

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 24 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND
plans.

TRANS DEPARTMENT

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

Sufficient public street right-of-way shall be provided along Vista Del Monte Road to establish a 33 foot half-width right-of-way including standard corner cutback.

Sufficient public street right-of-way shall be provided along Calle Contento to establish a 44 foot half-width right-of-way including standard corner cutback.

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

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

80.TRANS. 3 USE - STREET NAME SIGN RECOMMND

The developer/owner shall install one street name sign at the intersection of Calle Contento and Vista Del Monte Road in accordance with County Standard No. 816 as directed by the Transportation Department.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

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.

90.FIRE. 3 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#36-HOOD DUCTS (cont.)

RECOMMND

activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

90.PLANNING. 2 USE - LC LNDS CP INSPECT DEPOST

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 41 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced as indicated by the site plan to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 11 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. 14 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 disallowing underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 18 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 enclosures shall be a minimum of six (6) feet in height and shall be made with decorative 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. 19 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - EXISTING STRUCTURES (cont.) RECOMMND

of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 26 USE - SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 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. 30 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

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 Plot Plan No. 24047 is calculated to be 3.3 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24047 has been calculated to be 3.3 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ANNEX INTO CSA 149A RECOMMND

The applicant or the successor in interest shall provide a clearance letter from the Economic Development Agency (EDA) providing proof that the project has been annexed into CSA 149A. Contact EDA at (951) 955-3212. All annexation proceedings shall be completed, including any applicable Local Agency Formation Commission (LAFCO) action needed. Contact LAFCO at (951) 369-0631.

TRANS DEPARTMENT

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

The street design and improvement concept of this project shall be coordinated with PP22569.

90.TRANS. 2 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. 3 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. 4 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - DEDICATION

RECOMMND

Vista Del Monte Road (Privately maintained) along project boundary is designated as a Collector road and shall be improved to match up existing AC pavement and provide equivalent structural integrity of existing Vista Del Monte Road with 24' full-width AC pavement (12' on the project side and 12' on the opposite side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/66') (Modified for increased right-of-way from 60' to 66'.)

NOTE: Core sample will be performed on Vista Del Monte Road to determine adequate structural integrity and final road improvements to be determined by the Director of Transportation.

90.TRANS. 6 USE - IMPROVEMENT

RECOMMND

Calle Contento is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions within the 88' full-width dedicated right-of-way as follows:

1. Edge of pavement returns at winery driveway entrance shall be with 35 foot radius returns.
2. The left turn pocket shall be 12 feet wide and 100 feet long with a 120 foot reverse curve and transition tapers 270 feet long on both sides.
3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project access driveway per County Standard No. 803.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 10, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-Christina Lindsay
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
County Service Area # 149 c/o EDA

Temecula Valley Unified School Dist.
Eastern Information Center
Temecula Valley Winegrowers Association
Riverside County Water Dist.
Southern California Edison
Southern California Gas Co.

PLOT PLAN NO. 24047 – EA42149 – Applicant: Andrew Kleiner – Engineer/Representative: Neil Tidmus - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 19.18 Gross Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20) - **REQUEST:** The plot plan proposes a winery in conjunction with a special occasion facility on 19.18 gross acres. The project includes an existing 1,877 sq. ft. production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. toilet and an existing 400 sq. ft. storage shed. An existing mobile home located in the southwest portion of the site shall be removed. Per year, the project proposes 104 outdoor events (music by small groups) with 20-30 attendees, 52 business meetings within the wine sampling room with 10-50 attendees, and 52 weddings (indoor and outdoor) with up to 75 attendees. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed to take place from 10:00 a.m. to 10:00 p.m. - APN(s): 943-130-010

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 7, 2009.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Sheldon, Project Planner**, at (951) 955-5719 or email at lsheldon@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

April 27, 2009

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

RE: Plot Plan No. 24047

Proposal: To operate a winery in conjunction with a special occasion facility on 19.18 acres. The project includes an existing 1,877 sq. ft. production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. toilet and an existing 400 sq. ft. storage shed.

APN: 943-130-010

Dear Ms. Sheldon:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Glen Oaks Road, west of Camino Del Vino, and east of Milkweed Way, in the Rancho California Zoning Area. 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 Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1 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 (for a list of facilities contact the Recycling Section at the Riverside County Waste Management Department; 951.486.3200), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

Lisa Sheldon, Project Planner
Riverside County Planning Department
PP 24047
April 27, 2009
Page 2

- 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 Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
- 2 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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
 - 3 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.
 - 4 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) 486-3284.

Sincerely,



Mirtha Liedl, Planner

RIVERSIDE COUNTY

STANLEY SNIFF
CORONER-PUBLIC ADMINISTRATOR



Sheriff
CORONER-PUBLIC ADMINISTRATOR

SOUTHWEST COUNTY STATION • (951) 696-3000 • FAX (951) 696-3010
P.O. BOX 892050 • TEMECULA, CALIFORNIA 92589-2050

May 4, 2009

To: Riverside County Planning Department
Attn: Lisa Sheldon, Project Planner
P.O. Box 1409
Riverside, Ca. 92502-1409

RE: Plot Plan No. 24047 – Request: The plot plan proposes a winery in conjunction with a special occasion facility on 19.18 gross acres. The project includes an existing 1,877 sq. ft. production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. toilet and an existing 400 sq. ft. storage shed. An existing mobile home located in the southwest portion of the site shall be removed. Per year, the project proposes 104 outdoor events (music by small groups) with 20-30 attendees, 52 business meetings within the wine sampling room with 10-50 attendees, and 52 weddings (indoor and outdoor) with up to 75 attendees. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed to take place from 10:00 a.m. to 10:00 p.m. – APN(s): 943-130-010

Dear Ms. Sheldon;


Reference your letter of April 10, 2009, in regards to the request to construct a winery. Presently the location of the property is under the jurisdiction of the Riverside County Sheriff's Department.

At this time the Riverside County Sheriff's Department does not have any objections to the construction of and conversion of existing buildings into a winery. In addition, we suggest that vandal resistant lighting and paint be utilized, and numbers be painted on buildings and rooftops for easy identification by aerial observation.

Any questions regarding this matter should be directed to the Riverside County Sheriff's Office at the Southwest Sheriff station at (951) 696-3000.

Sincerely,

STANLEY SNIFF, SHERIFF


Michael Judge, Lieutenant
Southwest Sheriff Station

MJ/dlt

RIVERSIDE COUNTY

STANLEY SNIFF
CORONER-PUBLIC ADMINISTRATOR



Sheriff
CORONER-PUBLIC ADMINISTRATOR

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P.O. BOX 892050 • TEMECULA, CALIFORNIA 92589-2050

May 4, 2009

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Attn: Lisa Sheldon, Project Planner
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Sincerely,

STANLEY SNIFF, SHERIFF

A handwritten signature in cursive script that reads "Mike Judge".

Michael Judge, Lieutenant
Southwest Sheriff Station

MJ/dlt



**Rancho
Water**

May 12, 2009

Lisa Sheldon, Project Planner
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY
PLOT PLAN NO. 24047
PARCEL MAP BOOK 4, PAGES 832-834
APN 943-130-010
[LUMIERE WINERY]**

Dear Ms. Sheldon:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 16-inch diameter water pipeline (1610 Pressure Zone) within Calle Contento.

Water service to the subject project/property exists under Account No. 0132-25700-3, 1½" master multi-jet (agricultural account) and Account No. 0132-25500-1, 1" precision multi-jet (domestic account). Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service as well as the completion of financial arrangements between RCWD and the property owner.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances).**

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

09\PM:at004\FEG

Board of Directors

Ralph H. Daily
President

Lisa D. Herman
Sr. Vice President

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Treasurer

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Director of Planning

Andrew L. Webster, P.E.
Acting District Engineer

Jeffrey D. Armstrong
Chief Financial Officer

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Peter Muserelli
Engineering Project Coordinator

cc: Corey Wallace, Engineering Manager
Laurie Williams, Engineering Services Supervisor
Neil Tidmus, LDCGroup



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24047 DATE SUBMITTED: 3/27/09

APPLICATION INFORMATION

Applicant's Name: Andrew Kleiner E-Mail: ME.Kleiner@Verizon.net

Mailing Address: 39555 Calle Contento
Temecula Ca. 92591
City State ZIP

Daytime Phone No: (951) 676-7022 Fax No: (310) 472-7751

Engineer/Representative's Name: Neil Tidmus E-Mail: neiltidmus@Verizon.net

Mailing Address: 30520 Rancho California Rd. Ste. 107-21
Temecula Ca. 92591
City State ZIP

Daytime Phone No: (951) 970-1703 Fax No: (951) 699-1404

Property Owner's Name: Martha Kleiner E-Mail: None

Mailing Address: 216 North Glenroy Ave.
Los Angeles Ca. 90049
City State ZIP

Daytime Phone No: (310) 472-8216 Fax No: (310) 472-7751

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


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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

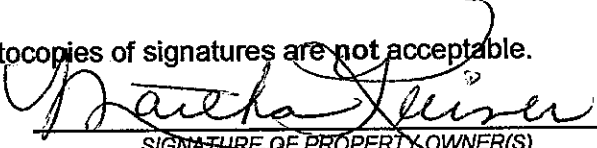

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Andrew Kleiner 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Martha Kleiner 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Andrew Kleiner 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-130-010

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of Rancho California Rd., South of Vista del Monte, East of Butterfield Stage Rd, West of Anza

Thomas Brothers map, edition year, page number, and coordinates: 2008 TG 95961

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

We are proposing to convert our entire property into a winery property. No subdividing

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Biological, Geological, and Archeological

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0 cubic yards

Estimated amount of fill = cubic yards 0 cubic yards

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Andrew Kleiner Date 3/3/2009

Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to Supplement A (of the Riverside County DAMPs) and the Supplement A Attachment. These documents are available on-line at:

[http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP complete.pdf](http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP%20complete.pdf)
and,

[http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP Template Exhibit A-Word Format.doc](http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP%20Template%20Exhibit%20A-Word%20Format.doc)

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A.pdf

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A_Attachment.pdf

Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

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

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

PLOT PLAN NO. 24047 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Andrew Kleiner – Engineer/Representative: Walter R. Allen - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: The address of the proposed project is 39555 Calle Contento Rd, Temecula, CA 92592. This is northerly of Rancho California Rd, southerly of Vista Del Monte Rd, and westerly of Calle Contento.– 20 Gross Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20) - **REQUEST:** The plot plan proposes a winery in conjunction with a special occasion facility. The project includes an existing 1,878 sq. ft. building to be used as a wine production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room, deli and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. restroom and an existing 400 sq. ft. storage shed. An existing mobile home located in the southwest portion of the site shall be removed. The project proposes special events (with music by small groups) with up to 76 attendees for each event. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed to take place from 10:00 a.m. to 10:00 p.m. - APN: 943-130-010. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.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 Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/16/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 24047 For

Company or Individual's Name Planning Department

Distance buffered 600' 1000'

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

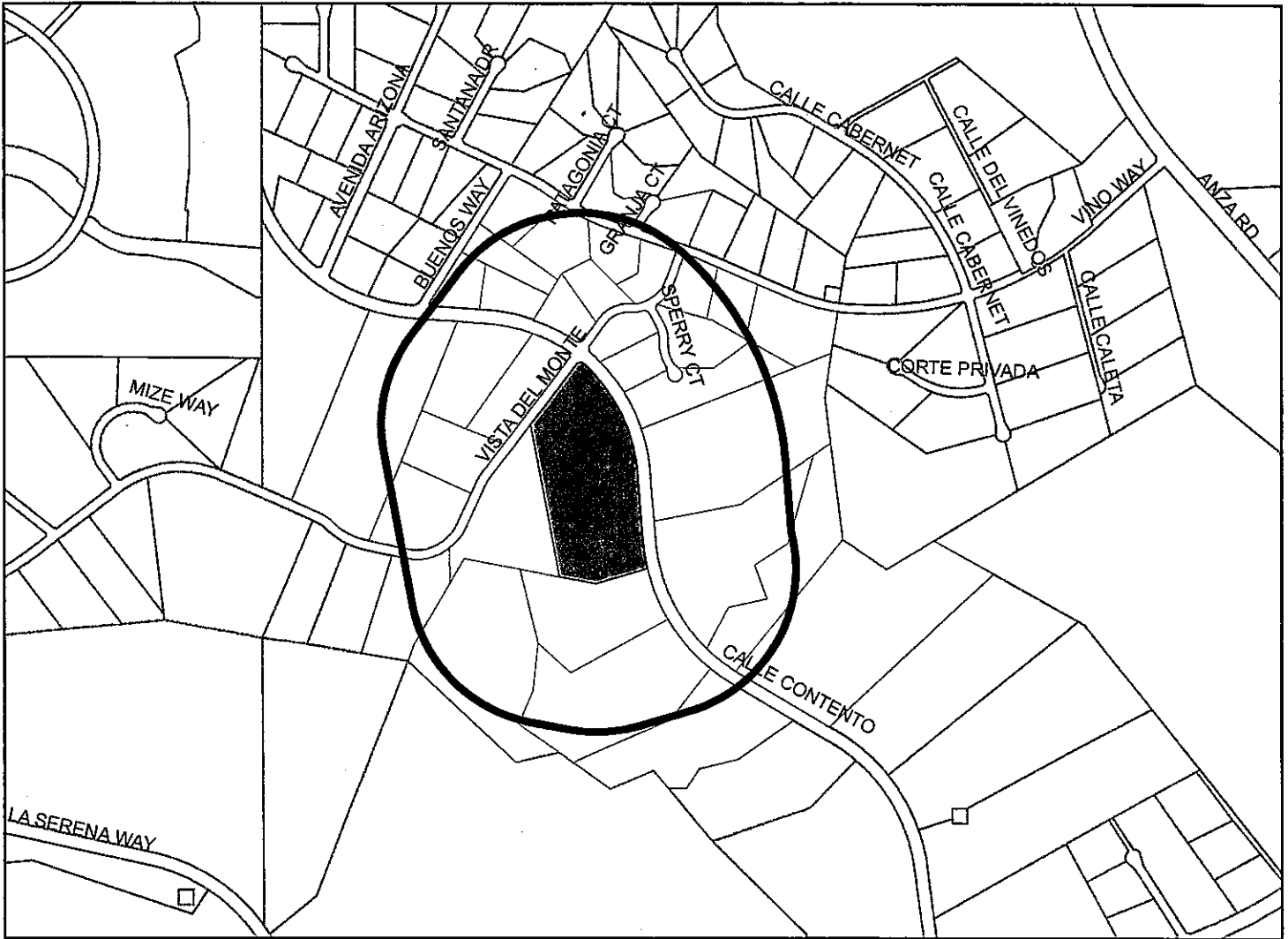
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 8/16/10 CW
Expires: 2/16/11

1000 feet buffer



Selected Parcels

943-130-008	943-190-030	943-170-020	943-120-020	943-170-010	943-170-018	943-170-022	943-210-012	943-130-009	943-190-034
943-170-013	943-140-006	943-130-010	943-140-005	943-190-036	943-190-032	943-120-019	943-190-028	943-190-033	943-120-014
943-210-014	943-210-013	943-140-007	943-170-011	943-170-012	943-140-009	943-140-008	943-190-029	943-170-019	943-240-006
943-170-021	943-190-031	943-170-017	943-120-018						



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

APN: 943130008, ASMT: 943130008
ANDREW ZUN, ETAL
33105 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130009, ASMT: 943130009
DAVID LEE BRADLEY, ETAL
33133 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943190030, ASMT: 943190030
BARRY L YODER, ETAL
33667 VINO WAY
TEMECULA CA. 92591

APN: 943190034, ASMT: 943190034
DAVID M HILL, ETAL
40124 SPERRY CT
TEMECULA CA. 92591

APN: 943170020, ASMT: 943170020
BENG HOE OOI, ETAL
525 PLAZA DEL CID
CHULA VISTA CA 91910

APN: 943170013, ASMT: 943170013
DAVID R DAUER, ETAL
3056 SUNRISE RD
WEST COVINA CA 91791

APN: 943120020, ASMT: 943120020
CHARLES T PELTZER, ETAL
40275 CALLE CONTENTO
TEMECULA CA 92591

APN: 943140006, ASMT: 943140006
EDWARD M GORMAN, ETAL
39485 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943170010, ASMT: 943170010
DALE C WOODING, ETAL
33495 VINO WAY
TEMECULA CA 92591

APN: 943130010, ASMT: 943130010
EZRA E KLEINER, ETAL
216 N GLENROY AVE
LOS ANGELES CA 90049

APN: 943170022, ASMT: 943170022
DAVID C PULSIPHER, ETAL
STE A110
39755 MURRIETA HOT SPGS
MURRIETA CA 92563

APN: 943140005, ASMT: 943140005
GARY W SHEAGLEY, ETAL
39425 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943210012, ASMT: 943210012
DAVID HUTT, ETAL
C/O AW PROPERTIES WEST LLC
P O BOX 9296
RANCHO SANTA FE CA 92067

APN: 943190036, ASMT: 943190036
GREGORY R TREADWAY, ETAL
P O BOX 891376
TEMECULA CA 92589

APN: 943190032, ASMT: 943190032
GREGORY W NASH, ETAL
33425 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943170011, ASMT: 943170011
MARK W FLUBACHER, ETAL
33475 VINO WAY
TEMECULA CA. 92591

APN: 943120019, ASMT: 943120019
JOHN C BRODERSEN, ETAL
39847 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943170012, ASMT: 943170012
MARTIN MARTINEZ, ETAL
33434 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943190028, ASMT: 943190028
KENNETH L WANTINK, ETAL
33583 VINO WAY
TEMECULA CA. 92590

APN: 943140009, ASMT: 943140009
MICHAEL S HADDAD, ETAL
33001 SAGE CT
TEMECULA CA 92592

APN: 943190033, ASMT: 943190033
LINDA L KRAUS
39581 SPERRY CT
TEMECULA CA. 92591

APN: 943140008, ASMT: 943140008
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943120014, ASMT: 943120014
LOUIDAR
33820 RANCHO CALIFORNIA
TEMECULA CA 92591

APN: 943190029, ASMT: 943190029
PETER J BUCK, ETAL
33625 VINO WAY
TEMECULA CA. 92591

APN: 943210013, ASMT: 943210013
MAHMOUD M YAKUT, ETAL
39820 CALLE CONTENTO
TEMECULA CA 92591

APN: 943170019, ASMT: 943170019
R SCOTT DEWEY, ETAL
39720 BUENOS WAY
TEMECULA CA. 92591

APN: 943140007, ASMT: 943140007
MANUEL HUMBERTO MENCHACA, ETAL
40460 CHAUNCEY WAY
TEMECULA CA 92591

APN: 943240006, ASMT: 943240006
RAUL E RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

APN: 943170021, ASMT: 943170021
ROSEMARIE FAULKNER, ETAL
C/O TIMOTHY A FAULKNER
39500 BUENOS WAY
TEMECULA CA. 92591

APN: 943190031, ASMT: 943190031
STEPHEN M WELTY, ETAL
2941 UNICORNIO ST NO A
CARLSBAD CA 92009

APN: 943170017, ASMT: 943170017
TAMMY SUE KRISTOFFERSEN
42200 CALLE BARBONA
TEMECULA CA 92592

APN: 943120018, ASMT: 943120018
WILLIAM L OWEN, ETAL
39701 CALLE CONTENTO
TEMECULA CA. 92591



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

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

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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Temecula Wine Growers
P.O. Box 1601
Temecula, CA 92593

Applicant:
Andrew Kleiner
39555 Calle Contento
Temecula, CA 92592

Eng-Rep:
Neil Tidmus
30520 Rancho California Rd.,
Ste. 107-21
Temecula, CA 92591

Owner:
Ezra and Martha Kleiner
216 North Gilroy Ave.
Los Angeles, CA 90049

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

"Lumiere Winery" EA42149 and PP24047

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Andrew Kleiner
Project Applicant

39555 Calle Contento, Temecula Rd, 92592
Address

The address of the proposed project is 39555 Calle Contento Rd Temecula, CA 92592. This is northerly of Rancho California Rd, southerly of Vista Del Monte Rd, and westerly of Calle Contento.

Project Location

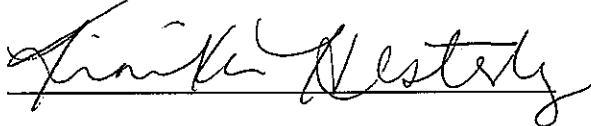
The plot plan proposes a winery in conjunction with a special occasion facility. The project includes an existing 1,878 sq. ft. building to be used as a wine production/warehouse room, the conversion of an existing 1,633 sq. ft. structure into a wine sampling room, deli and gift sales shop, an existing 2,835 sq. ft. caretaker's residence, a proposed 100 sq. ft. restroom and an existing 400 sq. ft. storage shed. An existing mobile home located in the southwest portion of the site shall be removed. The project proposes 52 special events per year (with music by small groups) with up to 76 attendees. Wine tasting is proposed from 10:00 a.m. to 6:00 p.m. Special events are proposed to take place from 10:00 a.m. to 10:00 p.m.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 18, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.



Urban Regional Planner
Signature
Title

September 13, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42149 ZCFG05503 .

FOR COUNTY CLERK'S USE ONLY

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: "Lumiere Winery" EA42149 and PP24047

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: Kinika Hesterly Title: Project Planner Date: August 12, 2010

Applicant/Project Sponsor: Andrew Kleiner – Lumiere Winery Date Submitted: March 27, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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 Kinika Hesterly at (951) 955-1888.

Y:\Planning Case Files-Riverside office\PP24047\DH-PC-BOS Hearings\Mitigated Negative Declaration.PP24047.docx

Please charge deposit fee case#: ZEA42149 ZCFG05503

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0904128

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: KLEINER ANDREW \$64.00
paid by: CK 1540
FISH & GAME FEE FOR EA42149
paid towards: CFG05503 CALIF FISH & GAME: DOC FEE
at parcel: 39555 CALLE CONTENTO TEM
appl type: CFG3

By _____ Mar 27, 2009 12:46
MGARDNER posting date Mar 27, 2009

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

* REPRINTED * R1008560

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

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

Received from: KLEINER ANDREW \$2,010.25
paid by: CK 1525
paid towards: CFG05503 CALIF FISH & GAME: DOC FEE
FISH & GAME FEE FOR EA42149
at parcel #: 39555 CALLE CONTENTO TEM
appl type: CFG3

By _____ Aug 02, 2010 16:34
MGARDNER posting date Aug 02, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

Agenda Item No.: **4.2**
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Wendell Bugtai
Directors Hearing: October 18, 2010,
continued from 9-20-10

Parcel Map No. 35565
E.A./EIR Number: 41440
Applicant: Jacob Tikosky
Engineer/Representative: Professional
Engineers Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Parcel Map No. 35565 proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

The project is located easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Residential (R-R) (5-acre minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Residential (R-R) (5-acre minimum) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural (R-A-5) (5 –acre minimum) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural (R-A-5) (5 –acre minimum) |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residence to the North, East, South and West |
| 7. Project Data: | Total Acreage: 10.18
Total Proposed Lots: 2
Proposed Min. Lot Size: 5-acres
Schedule: H |
| 8. Environmental Concerns: | See attached environmental assessment |

FURTHER PLANNING CONSIDERATIONS:

September 20, 2010

The project was continued to add 3 conditions of approval and to change a title in another condition of approval.

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41440**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PARCEL MAP NO. 35565**, 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 Rural Residential (RR) (5-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture (R-A-5) (5-acre minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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 Rural: Rural Residential (5-acre minimum) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of five (5) gross acres, is permitted use in the Rural Residential (RR) (5-acre minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Residential (RR) (5-acre minimum) to the north, south, east and west.
4. The zoning for the subject site is Residential Agricultural (R-A-5) (5-acre minimum).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Residential Agricultural (R-A-5) (5-acre minimum) zone.
6. The project site is surrounded by properties which are zoned (R-A-5) (5-acre minimum).
7. There are no uses that have been constructed and are operating in the project vicinity.
8. This project is located within Criteria Area Cell Group "A" and Cell Number 6266. HANS 1479 was filed and completed pursuant to the Multi-Species Habitat Conservation Plan; and as such, no conservation is required. The project fulfills the requirements of the MSHCP.
9. Environmental Assessment No. 41440 identified the following potentially significant impacts:
 - a. Hydrology/Water Quality
 - b. Hazards / Hazardous Materials

c. Cultural Resources

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. A city sphere of influence.
 - b. An Agricultural Preserve
 - c. A Conservation Area
 - d. A Fault Zone
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
 - a. The Santa Margarita watershed.
 - b. MSHCP Cell Group A and Cell Number 6266
 - c. Temecula Valley Unified School District
 - d. High Fire Area
4. The subject site is currently designated as Assessor's Parcel Number 915-210-071.
5. This project was filed with the Planning Department on June 25, 2007.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates August 8, 2007 and August 13, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$25,499.30.

Vicinity Map



Selected parcel(s):
915-210-071

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

PARCELS

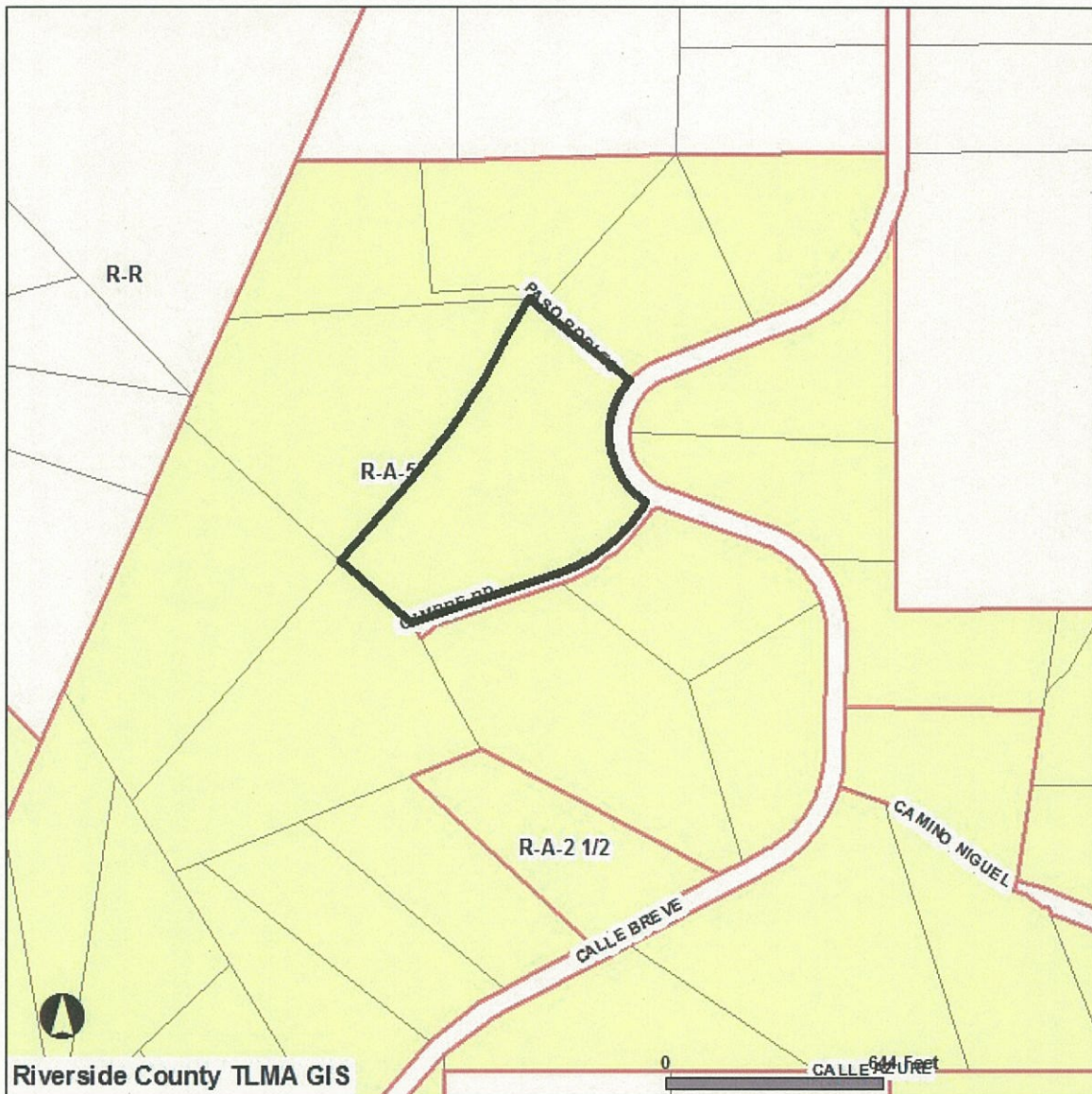
IMPORTANT

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REPORT PRINTED ON...Tue Jul 20 08:24:55 2010

Version 100412

Zoning Map



Riverside County TLMA GIS

Selected parcel(s):
915-210-071

ZONING

- | | | | |
|-----------------|-----------------|------------------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | R-A-2 1/2, R-A-5 | R-R |

IMPORTANT

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

REPORT PRINTED ON...Tue Jul 20 08:27:39 2010



Version 100412

Land Use Map



Selected parcel(s):
915-210-071

LEGEND

 SELECTED PARCEL
 CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

IMPORTANT

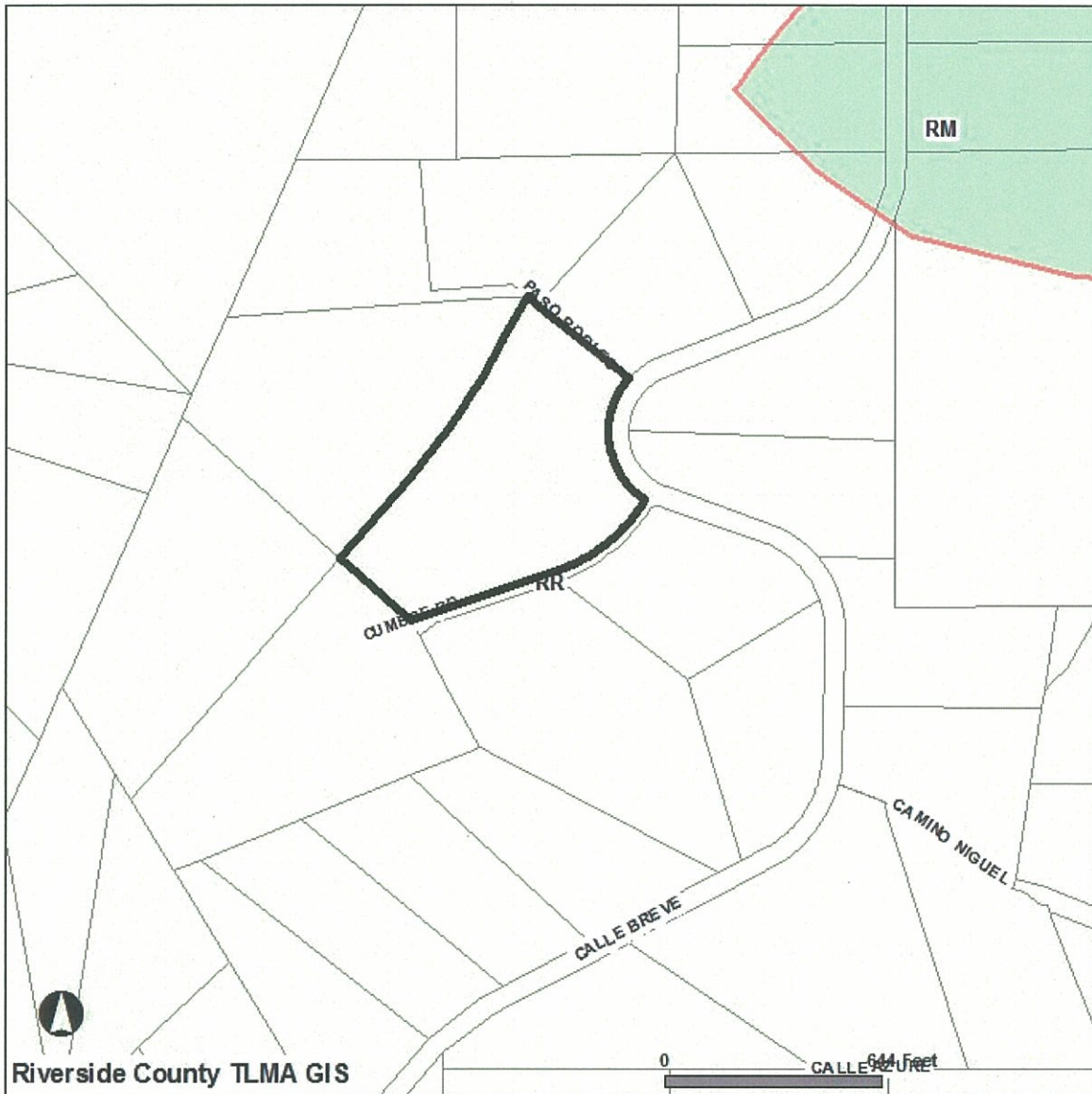
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Version 100412

VACANT

General Plan Map



Riverside County TLMA GIS

Selected parcel(s):
915-210-071

LAND USE

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- RM - RURAL MOUNTAINOUS

- HIGHWAYS
- RR - RURAL RESIDENTIAL

- CITY

IMPORTANT

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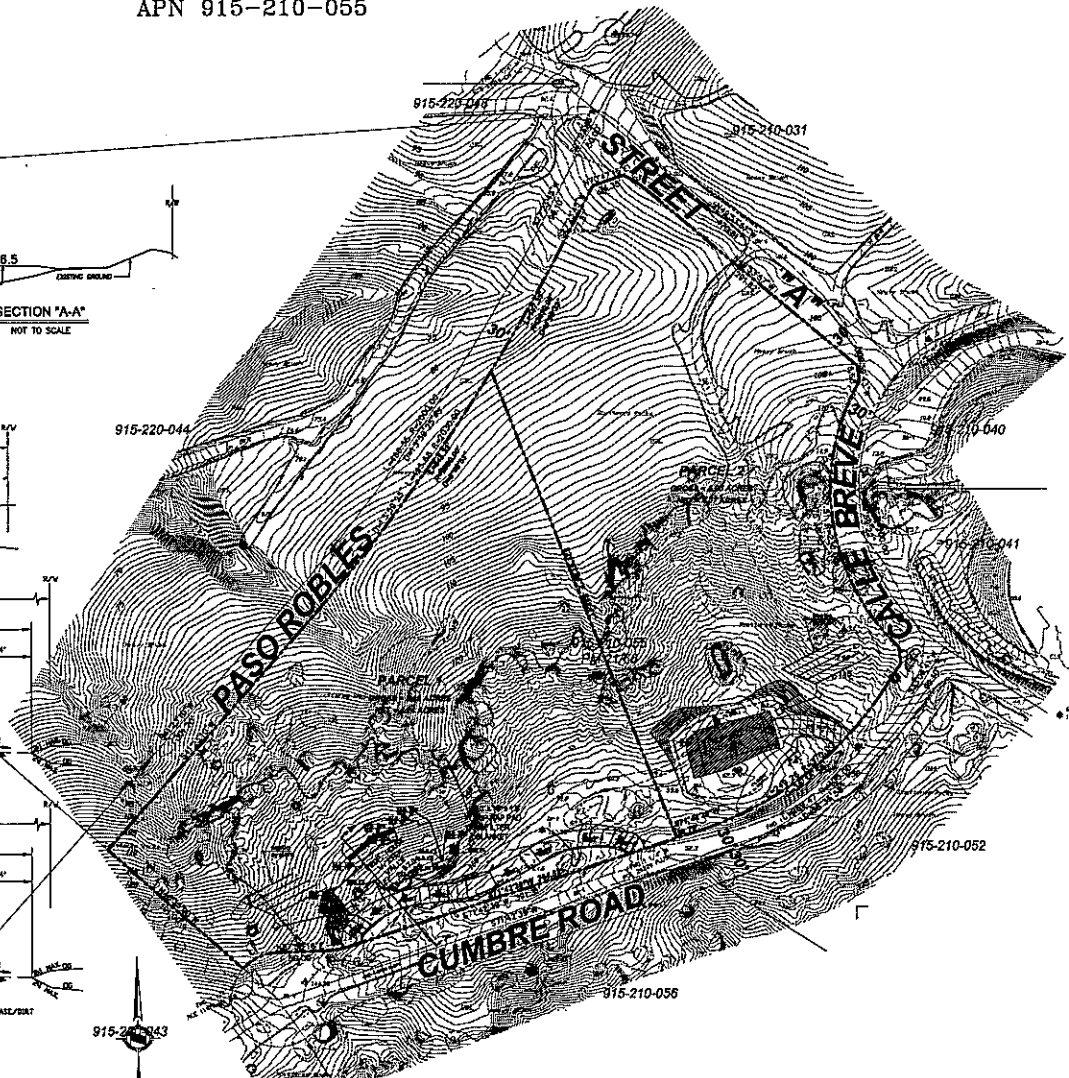
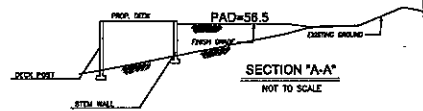
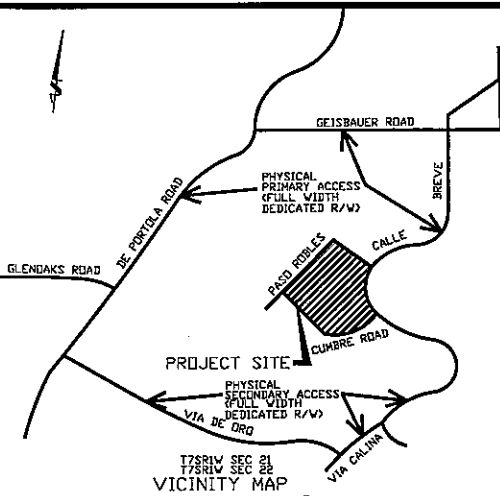
REPORT PRINTED ON...Tue Jul 20 08:31:34 2010

Version 100412

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 35565

APN 915-210-055



OWNER/APPLICANT:

MR. JACOB THOMAS
MERCURY CONSTRUCTION
12720 VENTURA BLVD, #228
EVANSTON, CA 91433
TEL: 818-990-4472

SITE ADDRESS:
CALLE BREVÉ
TEMECULA, CA 92592

REPRESENTATIVE:
CONTACT PERSON: SAIED SHAIKH
PROFESSIONAL ENGINEERING CONSULTING, INC.
25422 TRAFALGAR ROAD #103-401
LAKE FOREST, CA 92650
TEL: (951) 695-4398
FAX: (949) 588-8388

SOURCE OF TOPOGRAPHY:
INLAND AERIAL SURVEYS, INC.
DATE: 1/23/06

AREA:
10.18 ACRES GROSS

ASSESSORS PARCELS:
A.P.N. 915-210-055

THOMAS GUIDE:
RIVERSIDE COUNTY, YEAR 2008
PAGE 931 COORD. A-5

LEGAL DESCRIPTION:
PM 21789
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITY PURVEYORS & SCHOOL DISTRICT

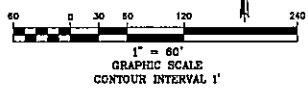
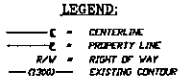
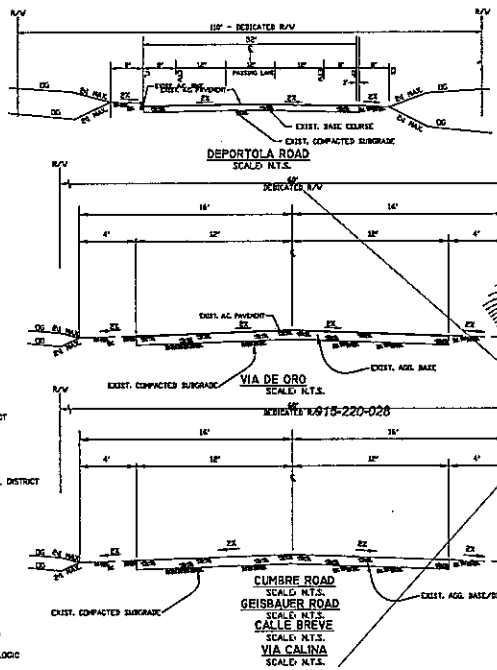
WATER:	EASTERN MUNICIPAL WATER DISTRICT
SEWER:	INDIVIDUAL SEPTIC SYSTEM
GAS:	PROPANE
ELECTRIC:	SO. CAL. EDISON
TELEPHONE:	VERIZON
CABLE:	NO CABLE
SCHOOL DISTRICT:	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

ZONING/USE:

EXISTING ZONING:	R-A-3
EXISTING LAND USE:	RR
PROPOSED ZONING:	R-A-3
PROPOSED LAND USE:	RURAL RESIDENTIAL
PROPOSED SCHEDULE:	H
TOTAL PROPOSED PARCELS:	2 PARCELS

NOTES:

1. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVISION.
2. THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC HAZARDS.
3. THIS MAP IS NOT INCLUDED IN THE FIRM FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
4. ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
5. ALL DRIVEWAY SURFACES TO CONSIST OF CONCRETE, ASPHALT, OR COMPOUND GRANITE AND SHALL BE A MINIMUM OF 18" IN WIDTH.
6. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAIN AREA.
7. THE PROPERTY IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
9. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.



PREPARED BY:
ENGINEER SAIED SHAIKH
PROFESSIONAL ENGINEERING CONSULTING, INC.
25422 TRAFALGAR ROAD #103-401
LAKE FOREST, CA 92650
PHONE: 951-695-4398



DATE:	REVISIONS:
7/11/06	ISSUED SECTION 'A-A' & SECTIONS
12/2/06	ADDED PROPOSED DRIVEWAY PROPOSED
6/17/09	REVISION ON PAD, L & SECTIONS
11/1/10	REVISIONS TO THE PROPERTY MAP
2/8/10	CHANGE TOTAL AREA TO 10.18 ACRES

TENTATIVE
PARCEL MAP NO. 35565

A.P.N.: 915-210-055

DATE OF MAP: JANUARY 2007

SHEET NO.
1
OF
1

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Director

Memorandum

DATE: September 20, 2010

TO: Planning Director

FROM: Larry Ross, Principal Planner

RE: PM35565 conditions of approval changes at request of County Archeologist

Condition 60. Planning. 24 has been edited, 1st paragraph last sentence "...potential recovery of cultural resources in coordination with the tribal interest monitors."

The following conditions have been added:

- 50. Planning .24
- 60. Planning .27
- 90 Planning .01

See attached condntions.

50.PLANNING 024
PRIOR TO MAP RECORDATION

MAP- ECS NOTE
ARCHAEOLOGICAL

Status:
RECOMMND

Conditions:
Informational

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4622R3 was prepared for this property on September 2010 by Applied Earthworks and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. A preservation buffer around resource site P-33-10833 beginning at the north boundary of the existing unimproved driveway turnout and extending for five meters around the site boundaries shall be established wherein no grading, borrowing, stockpiling, trenching, or any other construction-related activities shall be permitted."

60.PLANNING 024
PRIOR TO GRADING PRMT
ISSUANCE

GEN- CULTURAL RESOURCES
PROFE

Status:
RECOMMND

Conditions:
Informational

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a County- qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the tribal interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING 027
PRIOR TO GRADING PRMT
ISSUANCE

GEN- TRIBAL MONITORING

Status:
RECOMMND

Conditions:
Informational

As a result of information submitted by the Pechanga Band of Luiseno Indians on May 19, 2010, information submitted to the archaeological consultant by Soboba Band of Lusieno Indians dated Feb. 3, 2010, and information submitted in the archaeological report PD-A-4622R2, the potential for additional, subsurface prehistoric Native American cultural deposits exists within the subject parcel.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Indians and the Soboba Band of Luiseno Indians under a cooperative agreement.

These two groups shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc, in areas not previously graded. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1) The Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribes has not been established.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

90.PLANNING 001 PRIOR TO BLDG FINAL INSPECTION	GEN - CULTURAL RESOURCES RPT	Status: RECOMMND	Conditions: Informational
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Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41440
Project Case Type (s) and Number(s): Parcel Map. No. 35565
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai, Project Planner
Telephone Number: 951-955-2419
Applicant's Name: Jacob Tikosky
Applicant's Address: 5733 Willis Avenue, Van Nuys, CA 91411

I. PROJECT INFORMATION

A. Project Description:

Parcel Map No. 35565 proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

The project is located easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

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

C. Total Project Area: 10.18 Gross Acres

Residential Acres: 10.18	Lots: 2	Units: 2	Projected No. of Residents: 6
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 915-210-071

E. Street References: The project is located Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 21&22, Township 7 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently vacant with several noticeable outcroppings within the site. There is currently single family residences surrounding the property to the north, south, east and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) acres. The project is consistent with the General Plan land use designation. The project meets all other applicable circulation policies of the General Plan.

2. **Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.
3. **Multipurpose Open Space:** The project site is located within an MSHCP criteria area: Group A, Cell Number 6266. The project has completed the Habitat Acquisition and Negotiation Strategy (HANS 1479). The project will not disturb riparian/riverine habitat. The project complies with all other applicable multi-purpose open space policies of the General Plan.
4. **Safety:** The proposed project is located within a High Fire Hazard Area. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** the proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: N/A

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: Residential Agricultural (R-A-5) (5-acre minimum)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A-5) (5-acre minimum)

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.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

August 16, 2010

Date

Wendell Bugtai

Printed Name

For Carolyn Syms Luna, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

(a) The project site is located Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

(b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and open space. The proposed project will include the construction of rural residences similar to the residences constructed to the south, north, and east. Furthermore, the proposed project will be developed pursuant to the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

(a) According to the RCIP, the project site is located 15.14 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials, methods of installation and requirements for lamp source shielding. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 50.PLANNING.23) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

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: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The proposed project would result in a new source of light from the addition of building lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project, designated as "other lands" on the agricultural resources layer of the GIS system, 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 will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Given that the project has been submitted for residential uses and not located within an Agricultural Preserve.
- c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The project 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.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g).

b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a-b) 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 primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two (2) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals, (VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead.

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 residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, HANS 1479

Findings of Fact:

This project is located within Criteria Area Cell Group "A" and Cell Number 6266. HANS 1479 was filed and completed pursuant to the Multi-Species Habitat Conservation Plan; and as such, no conservation is required. The project fulfills the requirements of the MSHCP.

a) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) 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 (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

c) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.

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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) The 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The 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 project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The site is currently vacant and contains no visual historical resources.

a) The project will not alter or destroy an historic site.

b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, review by County Archeologist

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site have been reviewed by the County Archaeologist and has been determined the following:

- a) The project has been conditioned for an environmental constraint sheet to be placed on the final map of the parcel map. The area constrained has the possibility of being an area of archeological interest and in these areas no ground disturbing activities will be allowed.(COA 50.PLANNING.024) With this condition of approval impacts to an archeological site will be less than significant.
- b) With condition of approval, 50 PLANNING 024, constraining certain areas of the site, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 since these areas will be avoided and no ground disturbing actives will be allowed.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. (COA 10.PLANNING.18) and (COA 10.PLANNING.19)
- d) The project will not restrict existing religious or sacred uses within the potential impact area. Typical conditions of approval for onsite tribal and archeological monitoring have been included on this project (60.PLANNING.24, 60.PLANNING.27, and 90.PLANNING.1). These are typical conditions of approval and not considered mitigation for CEQA purposes.

Mitigation: Potential Archeological areas of interest shall be protected through conditions of approval (50.PLANNING.24) which will constrain a portion of the site and prohibit ground disturbing activities in that location.

Monitoring: Monitoring shall occur through the building and safety plan check process, as well as, the final map process.

10. 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:

The project site is located within a paleontological zone with "low potential".

a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. (COA 10.PLANNING.22)

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
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GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) The project site is not 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 residential development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, ground rupture during a seismic event appears unlikely.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

Findings of Fact: According to RCLIS, there is no potential for liquefaction to exist on the project site. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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. 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 residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: County Board of Supervisors Resolution No. 94-125, review by County Geologist

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located in an area that is susceptible to subsidence. There is low potential for ground subsidence impacts that will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project will not change topography or ground surface relief features.

b) The project will not create cut or fill slopes greater than 2:1. The project may create slopes greater than ten 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.

18. Soils

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

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.

b) The project may be located on expansive soil; however, 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 residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Material

Findings of Fact:

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or a bed of a lake. There is a watercourse which traverses the site. Project design avoids the watercourse. Therefore, the impact is considered less than significant.

b) The development of the project site may have the potential to increase water 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

Findings of Fact:

a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Given the project is proposing a two (2) lot subdivision, there will less than significant impact as it related to greenhouse gases.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a-b) The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed subdivision is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

c) The project is not located within an airport land use plan and would 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.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

According to the Riverside County Land Information System (RCLIS), the project is located within a high fire area. The Environmental Constraints Sheet (ECS) shall indicate that the project site is located within a high fire area. With incorporation of the recommended mitigation measures, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The ECS shall note that the project site is located within a Hazardous fire area. Additionally, the Fire Department shall review and approve building setbacks, water and access for new single family dwellings. (COA 50.FIRE.1, 60.FIRE.1, 80.FIRE.2)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The 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.

b) The Flood Control District has conditioned (50.FLOOD. RI 9) that a note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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”

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The project is proposing a two (2) lot subdivision and any groundwater supplies would not be substantially depleted.

d) The project will not 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) 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 within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project will not otherwise substantially degrade water quality.

h) The project would possibly 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)

Mitigation: The Flood Control District has conditioned (50.FLOOD. RI 9) that a note shall be placed on the ECS stating that “This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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”

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

26. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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 as the project is not located in a dam inundation area.
- 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

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project proposes to subdivide a 10.18 acre parcel into two (2) lots with a minimum lot size of five (5) acres gross. The currently General Plan land use for the project is Rural Residential (R-R) (5-acre minimum) and the Zoning is Residential Agricultural (R-A-5) (5-acre minimum) and the proposal is for two residential lots which are allowed in both the General Plan and Zoning ordinance, therefore will not substantially alter the present or planned land use of the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within a city sphere and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. 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 will be consistent with the Residential Agricultural (R-A-5) (5-acre minimum) zone.

b) The project will be compatible with the Residential Agricultural (R-A-5) (5-acre minimum) zone.

c) The project will be compatible with existing and planned surrounding land uses.

d) The project will be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).

e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The project is located within the mineral resources area **MRZ-3a** where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The conclusion on mineral resources are as follows:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The RCIP identifies policies that encourage protections 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.
- c) 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.
- d) 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.

The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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.

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

30. Airport Noise

- a) For a project located within an airport land use plan

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

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.

31. Railroad Noise

NA A B C D

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

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.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a) The project proposal, a two (2) parcel subdivision, is not substantial enough to increase ambient noise to levels of significance.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity during grading and construction 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) The project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING	Would the project				
35. Housing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site does not contain any existing housing; therefore the project will not displace any housing.

b) The project will not create a demand for additional housing.

c) The project will not displace any people.

d) The project will not affect a County Redevelopment Project Area because the project is not located within a Redevelopment area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Given the project is proposing two (2) lots, the project is not expected to exceed official regional or local population growths.

f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

a) The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

a) The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

a) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.8)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

a) The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

a) The use of the proposed 10.18-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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 create a substantial increase in demand for recreational facilities.

c) The project is not located within the County Service Area which is responsible for the collection of Quimby fees. The project has been conditioned for the payment of development impact fees and payment of Quimby fees to the Riverside County Economic Development Agency or other entity acceptable to the Planning Director.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

a) According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

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
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project will not Alter waterborne, rail or air traffic.
- e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.
- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: RCIP

Findings of Fact:

a) According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with water facilities pursuant to the arrangement of financial agreements.

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which 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, Project Materials

Findings of Fact:

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) or Advanced Treatment Unit (ATU) based on Associated Soils Engineering, Inc. Soils Percolation Report Project#06-5954-2 dated November 7, 2006 submitted for the purposes of preliminary DEH review only. It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the two lots should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal. Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual. If grading is proposed, applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.HEALTH.1)

a) The project will result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, given the proposal is for two (2) single family residences, the construction would not be considered a significant environmental effect.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will 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.

Mitigation: It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the two lots should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal. Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual.

Monitoring: Monitoring shall be conducted by the Department of Environmental Health

47. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. Given that the proposal is for two (2) single family residences, the project impact would be less than significant and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

The County of Riverside does not currently have any adopted energy conservation plans.

a) The project would not with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

No further review required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially 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.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: HANS 1479

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35565 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35565, Amended No. 2, dated 7/21/10.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

The project is located easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider 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 land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-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 & Safety Department.

10.BS GRADE. 3 MAP-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. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

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

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

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY 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 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

10.BS GRADE. 15 MAP-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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SETBACKS MUST BE MAINTAINED RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) systems must maintain all required setbacks as specified by the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, or , State and Local regulations whichever is more restrictive.

In addition, all OWTS and/or ATUs must not be proposed in "Do Not Disturbed Areas", drainage courses, and/or environmental constraint areas as defined by the appropriate regulatory agencies and/or by the recorded Environmental Constraint Sheet.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 RCWD POTABLE WATER SERVICE RECOMMND

This project is proposing Rancho California Water District (RCWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water service are met from RCWD, as well as, all applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 MAP -AMD#2 RECOMMND

ALL CONDITIONS ARE PER AMEDED#2 EXHIBIT DATED 5/2/10.

10.FIRE. 2 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 3 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35565 is proposal to subdivide 10.65 acres into two rural residential lots in Rancho California Area. This project is located east of De Portola Rd, west of Calle Cordova, south of Geisbauer Rd and north of Calle Azure.

The site is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

A note shall be placed on the ECS stating that "This

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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."

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county 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. 8 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP- ZONING STANDARDS (cont.) RECOMMND

Residential Agricultural(5-acres minimum)(R-A-5) zone.

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is 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.

10.PLANNING. 18

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/permit holder/landowner shall:

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;

4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

5)Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 21 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 22 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.)

RECOMMND

resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - LOW PALEO (cont.) (cont.) RECOMMND

collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 23 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel in this subdivision. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 3 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Cumbre Road, Calle Breve, and Paso Robles since adequate right-of-way exists, per PM21/6.

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 6 MAP-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#59-ECS-HYDR REQUIR (cont.) RECOMMND

provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 9 MAP NOTE ON ECS RECOMMND

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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."

50.FLOOD RI. 10 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP ADP FEES (cont.)

RECOMMND

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of five(5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural (5-acre minimum) (R-A-5) zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management District (WMD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 25,2007.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 24 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4622R3 was prepared for this property on September 2010 by Applied Earthworks and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. A preservation buffer around resource site P-33-10833 beginning at the north boundary of the existing unimproved driveway turnout and extending for five meters around the site boundaries shall be established wherein no grading, borrowing, stockpiling, trenching, or any other construction-related activities shall be permitted."

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Calle Breve and Paso Robles and so noted on the final map.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections including driveways shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 5 MAP - ACCESS RD TO PUBLIC RD2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two access roads to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

1. Said off-site access road shall be the northerly extension of Calle Breve to Geisbauer Road and the westerly extension of Geisbauer Road to De Portola Road and the southerly extension of De Portola Road to a paved County maintained De Portola Road.
2. Said off-site access road shall be the southerly extension of Calle Breve to Via De Oro and the northwesterly extension of Via De Oro to a paved County maintained Chaparral Drive.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign at the intersection of Cumbre Road and Calle Breve in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 7 MAP-DEDICATIONS/ACCEPTANCE/SUR RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP-DEDICATIONS/ACCEPTANCE/SUR (cont.) RECOMMND

of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-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. 2 MAP-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 and Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-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.

60.BS GRADE. 4 MAP-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. 5 MAP IMPORT/EXPORT RECOMMND

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

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 35565 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP- GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to driveways and pad sites leach fields as identified on the TENTATIVE MAP.

60.PLANNING. 10 MAP - 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 tentative map.

60.PLANNING. 12 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management Department (WMD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 25, 2007.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 24 GEN- CULTURAL RESOURCES PROFE RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a County-qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the tribal interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 27 GEN- TRIBAL MONITORING RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians on May 19, 2010, information submitted to the archaeological consultant by Soboba Band of Lusieno Indians dated Feb. 3, 2010, and information submitted in the archaeological report PD-A-4622R2, the potential for additional, subsurface prehistoric Native American cultural deposits exists within the subject parcel.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Indians and the Soboba Band of Luiseno Indians under a cooperative agreement. These two groups shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc, in areas not previously graded. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 GEN- TRIBAL MONITORING (cont.) RECOMMND

approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.
- 3) This agreement shall not modify any condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribes has not been established.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-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 Divisin of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

Treatment System (OWTS) or Advanced Treatment Unit (ATU) based on Associated Soils Engineering, Inc. Soils Percolation Report Project#06-5954-2 dated November 7, 2006 submitted for the purposes of preliminary DEH review only. It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the two lots should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal.

Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual.

If grading is proposed, applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.

09/20/10
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 35565 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

09/20/10
16:15

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

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

DATE: July 16, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.

Riv. Waste Management Dept.
Valley-Wide Recreation & Parks Dist.
Supervisor Stone
Commissioner Petty
City of Temecula
Temecula Valley Unified School Dist.
EMWD
SCE
EIC "Attachment A"
Pechanga Native American Tribe

TENTATIVE PARCEL MAP NO. 35565 – EA41440 – Applicant: Jacob Tikosky – Engineer/Representative: Saeed Shahidi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, Westerly of Calle Cordova, Southerly of Geisbauer Road, and Northerly of Calle Azure – 10.65 Gross Acres - Zoning: Residential Agricultural (5 acres minimum) (R-A-5) - **REQUEST:** Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-055

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on August 9, 2007**. 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 **Alisa Krizek**, Project Planner, at **(951) 955-9075** or email at akrizek@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

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

July 25, 2007

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

RE: Tentative Parcel Map No. 35565
Proposal: Divide 10.65 acres into two rural residential parcels
APN: 915-210-055

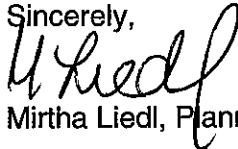
Dear Ms. Krizek:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of De Portola Road, west of Calle Cordova, south of Geisbauer Road, and north of Calle Azure, in the Rancho California Zoning Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1.800.304.2226 for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,


Mirtha Liedl, Planner

Encl.: Case Transmittal form

PD#56567



Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Parcel No. 35565

1. ***LAFCO annexation may be required for this parcel.*** The developer should be conditioned to pay all fees assessed by LAFCO to meet LAFCO requirements for annexation.
2. Developer is required to ***pay park fees*** on all residential units.
3. The developer should form an HOA for the maintenance of any streetscape improvements.

Samuel W. Goepf, General Manager

July 18, 2007

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
 Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

00004322

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 35545 DATE SUBMITTED: 6/25/07

APPLICATION INFORMATION

Applicant's Name: Jacob Tikosky/Jing Tikosky E-Mail: JTikosky@hotmail.com
 Mailing Address: 5733 Willis Ave CA 91401 990-4477 918-402-9577
Street City State ZIP

Daytime Phone No: (818) 402-9577 Fax No: ()

Engineer/Representative's Name: SAEED SHAHIDI E-Mail: PECI@Cox.net

Mailing Address: 25422 TRABUCO RD, #105
LAKE FOREST CA 92630
Street City State ZIP

Daytime Phone No: (949) 768-3693 Fax No: (949) 588-8386

Property Owner's Name: Jacob Tikosky/Jing Tikosky E-Mail: _____

Mailing Address: 15720 VENTURA BLVD, #229
ENCLINO CA 91436
Street City State ZIP

Daytime Phone No: (818) 402-9577 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office • 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 • Fax (951) 955-3157 Form 295-1011 (02/24/05)	Indio Office • 82-675 Hwy 111, 2nd Floor Room 209, Indio, California 92201 (760) 863-8277 • Fax (760) 863-7555	Murrieta Office • 39493 Los Alamos Road. Murrieta, California 92563 (951) 600-6170 • Fax (951) 600-6145
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EA41440 CFG 01802

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jacob Tikosky / Jing Tikosky
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Jacob Tikosky
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

JING Tikosky
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 915-210-055

Section: 21 Township: T7S Range: R1W

Approximate Gross Acreage: 10.65

General location (street address, cross streets, etc.): North of CUMBRE Rd., South of PASO ROBLES, East of _____, West of CALL BROS

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDING INTO TWO PARCELS APPROXIMATELY 5.20
ACRES EACH

Related cases filed in conjunction with this request:

CONSTRUCTION OF A RESIDENTIAL UNIT ON THE SOUTH-
WEST OF THE LOT HANSD1479

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41410 E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 11000

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) SEPTIC

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1500

Estimated amount of fill = cubic yards 1500

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date 6/25/7

Owner/Representative (2) _____ Date _____

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 35565 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jacob Tikosky – Engineer/Representative: Saeed Shahidi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road – 10.65 Gross Acres - Zoning: Residential Agricultural (5 acres minimum) (R-A-5) - **REQUEST:** Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-071. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.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 Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday 8:30 a.m. to 5:00 p.m., (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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

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

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4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

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Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/20/2010,

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

APN (s) or case numbers Pm 35565 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'

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

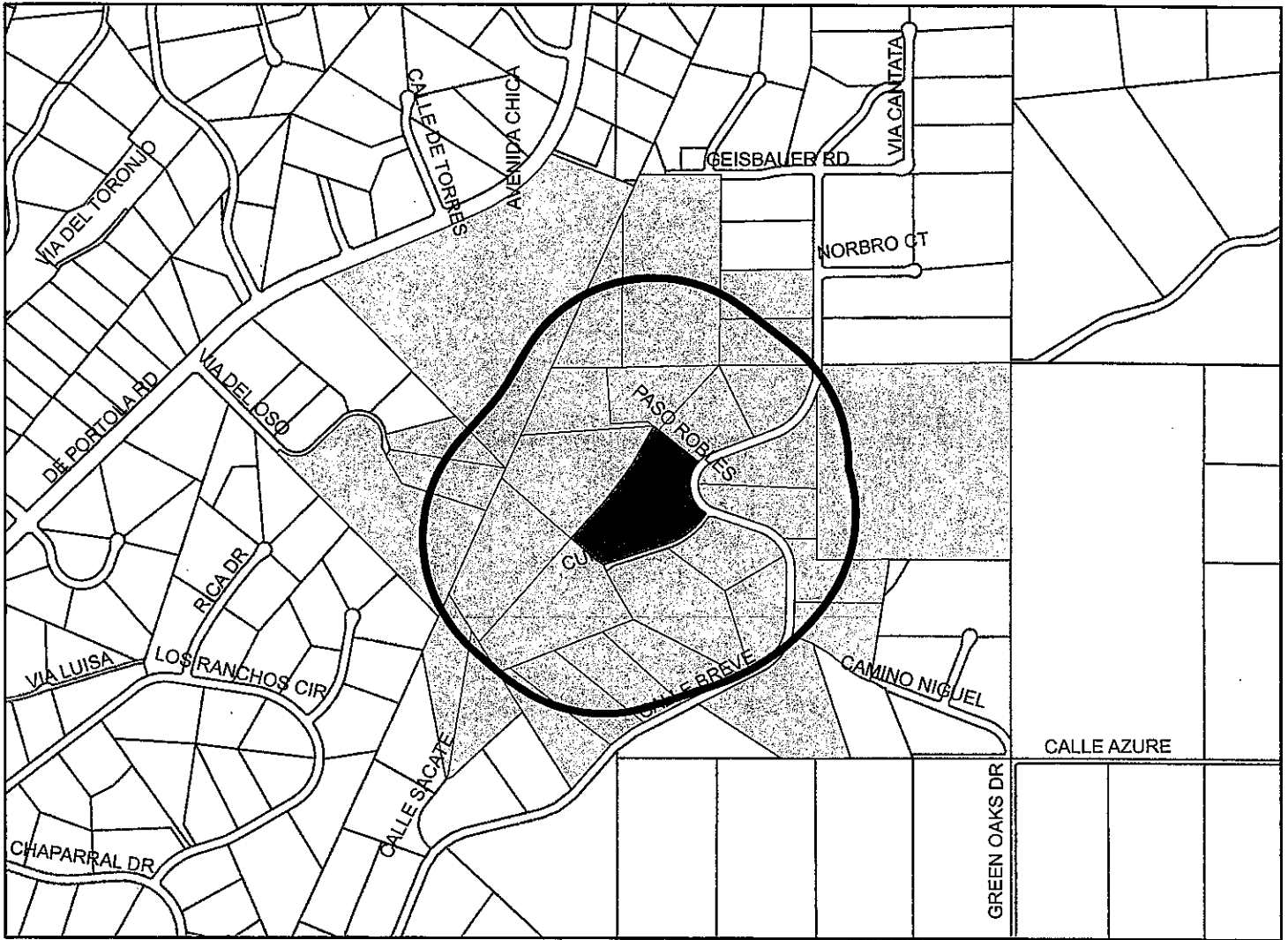
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

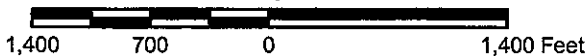
✓ 7/20/10 *[Signature]*
Expires: 1/20/11

1000 feet buffer



Selected Parcels

915-220-048	915-220-058	915-210-070	915-210-068	915-210-074	915-210-078	915-210-077	924-190-004	915-210-071	915-220-044
915-220-013	915-540-005	915-210-058	915-220-014	915-210-056	915-540-002	924-200-009	924-200-010	915-210-052	924-200-004
915-220-028	915-210-073	915-220-057	915-210-053	915-210-067	915-210-072	915-540-006	915-210-075	915-220-043	915-540-001
915-210-076									



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

APN: 915220048, ASMT: 915220048
ALAN HEUER
901 ARBOLADO DR
FULLERTON CA 92835

APN: 924190004, ASMT: 924190004
J W PHELPS, ETAL
3153 SCHOLARSHIP
IRVINE CA 92612

APN: 915220058, ASMT: 915220058
ALBERT C COMPOS, ETAL
228 S SPRING ST
LAKE ELSINORE CA 92530

APN: 915210071, ASMT: 915210071
JACOB TIKOSKY, ETAL
5733 WILLIS AVE
SHERMAN OAKS CA 91411

APN: 915210070, ASMT: 915210070
BURKE RACE, ETAL
39060 CALLE BREVE ST
TEMECULA CA. 92592

APN: 915220044, ASMT: 915220044
JERRY D JOHNSON, ETAL
31365 TEJAY AVE
WINCHESTER CA 92596

APN: 915210068, ASMT: 915210068
CHERYL WHITE
C/O PATRICIA M CROSS
39625 CALLE CABERNET
TEMECULA CA 92591

APN: 915220013, ASMT: 915220013
JULES HAWKINS
39454 CALLE SACATE
TEMECULA CA 92592

APN: 915210074, ASMT: 915210074
DEBRA J SOUTH
39050 CALLE BREVE
TEMECULA CA. 92592

APN: 915540005, ASMT: 915540005
KEVIN J BYERS, ETAL
38915 CALLE BREVE
TEMECULA CA. 92592

APN: 915210078, ASMT: 915210078
DELVISTA I
C/O TONY J BRESSICKELLO
13011 S NORMANDIE AVE
GARDENA CA 90249

APN: 915210058, ASMT: 915210058
MANUEL RAY GONZALES, ETAL
39013 PASO ROBLES
TEMECULA CA 92592

APN: 915210077, ASMT: 915210077
EDDIE CHIN, ETAL
39280 CAMINO NIGUEL
TEMECULA CA. 92592

APN: 915220014, ASMT: 915220014
MAREN S MOORE
39498 CALLE SACATE
TEMECULA CA. 92592

APN: 915210056, ASMT: 915210056
MAURA ZAMARRIPA
39375 CALLE BREVE
TEMECULA CA. 92592

APN: 915220057, ASMT: 915220057
RICHARD LEE ROBERTSON, ETAL
1421 E ATWOOD CT
ORANGE CA 92866

APN: 915540002, ASMT: 915540002
MICHAEL R BROWN
22510 BIAK CT
TORRANCE CA 90505

APN: 915210053, ASMT: 915210053
RICHARD SMITH, ETAL
38925 CALLE BREVE
TEMECULA CA. 92592

APN: 924200010, ASMT: 924200010
NANCY H DENIETO
P O BOX 1442
CRESTLINE CA 92325

APN: 915210067, ASMT: 915210067
ROGELIO GONZAGA, ETAL
10545 COSTELLO
TUSTIN CA 92782

APN: 915210052, ASMT: 915210052
NIHAT MARA BILAL
555 BROADWAY STE 2018
CHULA VISTA CA 91910

APN: 915210072, ASMT: 915210072
ROGER P G HARRIS, ETAL
34545 LINDA ROSEA
TEMECULA CA 92592

APN: 924200004, ASMT: 924200004
PAUL L PERON, ETAL
1607 W CRAIG PL
SAN PEDRO CA 90732

APN: 915540006, ASMT: 915540006
SALVADOR HERNANDEZ, ETAL
5972 JOAQUIN ST
CHINO CA 91710

APN: 915220028, ASMT: 915220028
PHILIP J VALDEZ, ETAL
41850 AVENIDA DE ANITA
TEMECULA CA 92592

APN: 915210075, ASMT: 915210075
SHANE KNUCKLES, ETAL
39210 CALLE BREVE
TEMECULA CA. 92592

APN: 915210073, ASMT: 915210073
RICHARD J STAMPER
39075 CALLE BREVE
TEMECULA CA. 92592

APN: 915220043, ASMT: 915220043
TIMOTHY DUDZIK
39000 CUMBRE RD
TEMECULA CA. 92592



APN: 915540001, ASMT: 915540001
WILLIAM B BROWN, ETAL
1904 RHODES ST
HERMOSA BEACH CA 90254

APN: 915210076, ASMT: 915210076
WILLIAM BROWN, ETAL
39250 CALLE BREVE
TEMECULA CA. 92592

ATTN: Gary Thornbill
City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

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

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Applicant:
Bob Tikosky
5733 Willis Ave.
Van Nuys, CA 91411

Owner:
Jacob & Jing Tikosky
15720 Ventura Blvd. #229
Encino, CA 91436

Eng-Rep:
Saeed Shahidi
25422 Trabuci Rd. #105
Lake Forest, CA 92630

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PM35565 / EA41440 / CFG4802

Project Title/Case Numbers

Wendell Bugtai

County Contact Person

951-955-2419

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Jacob Tikosky

Project Applicant

5733 Willis Avenue, Van Nuys, CA 91411

Address

Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure

Project Location

Parcel Map No. 35565 proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 13, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

July 21, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/j

Revised 8/25/2009

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA 41440 ZCFG4802

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0707048

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: MERCURY CONSTRUCTION \$64.00
paid by: CK 2772
CALIF FISH & GAME FOR EA41440
paid towards: CFG04802 CALIF FISH & GAME: DOC FEE
at parcel: 39100 CUMBRE RD TEM
appl type: CFG3

By _____ Jun 25, 2007 12:42
DOKEITH posting date Jun 25, 2007

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

J* REPRINTED * R1007953

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: MERCURY CONSTRUCTION \$2,010.25
paid by: CK 5278
CALIF FISH & GAME FOR EA41440
paid towards: CFG04802 CALIF FISH & GAME: DOC FEE
at parcel: 39100 CUMBRE RD TEM
appl type: CFG3

By _____ Jul 19, 2010 11:02
MGARDNER posting date Jul 19, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Agenda Item No.: 4.3
Area Plan: Lake Matthews/Woodcrest
Supervisorial District: First
Project Planner: Larry Ross
Director's Hearing: October 18, 2010

TENTATIVE PARCEL MAP NO. 31653
CEQA Exempt
Applicant: Vanderwal, Jurjen and Janke
Engineer/Rep.: Anacal Engineering Co.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 31653 is a proposal to subdivide 4.09 acres into four parcels.

This project is located in the Lake Matthews/Woodcrest Area Plan of Western Riverside County. This project is located at the north end of Andrea Court, between Cedar Street and Wood Road.

BACKGROUND

This project was approved at Director's Hearing on June 13, 2005, and received and filed at the Board of Supervisors on September 13, 2005.

On August 10, 2010, the Superior Court of California, County of Riverside, found that Tentative Parcel Map No. 31653 violates the Subdivision Map Act and ordered the County of Riverside to deny the original application for Tentative Parcel Map No. 31653.

The project is being brought to the Director's Hearing in order to comply with the Court's order.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Very Low Density Residential-Rural Commercial (VLDR-RC) |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural one-acre minimum (R-A-1) |
| 4. Surrounding Zoning (Ex. #3): | Residential Agricultural one-acre minimum (R-A-1) |
| 5. General Plan Designation: | Land Use: Very Low Density Residential--Rural Commercial (VLDR-RC) |
| 6. Project Data: | Total Acreage: 4.09
Total Proposed Lots: 4
Proposed Min. Lot Size: 1 acre |
| 7. Environmental Concerns: | Exempt pursuant to CEQA Guidelines Section 15270(a) |

RECOMMENDATIONS:

DENIAL of TENTATIVE PARCEL MAP NO. 31653, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project violates the Subdivision Map Act.
2. The proposed project does not comply with the requirements of Ordinance No. 460.
3. The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15270(a).

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

1. The project site is designated Very Low Density Residential--Rural Commercial (VLDR-RC).
2. The project site is surrounded by properties, which are designated Very Low Density Residential--Rural Commercial (VLDR-RC).
3. The zoning for the project site is Residential Agricultural one-acre minimum (R-A-1).
4. The proposed project would create 4 schedule "G" lots with a minimum lot size of 1.0 acre.
5. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
6. According to Section 7.1 of Ordinance No. 460, a tentative map shall be denied if it does not meet all requirements of Ordinance No. 460.
7. Section 4.5 of Ordinance No. 460 provides that no person shall make any land division of real property located in the unincorporated area of the County of Riverside, except in accordance with the provisions of the Subdivision Map Act.
8. In Jay Vanderwal v. County of Riverside, RIC 520218, the Superior Court did each of the following: found that Tentative Parcel Map No. 31653 violates the Subdivision Map Act for the reasons set forth in the Court's order, which is attached hereto and incorporated herein by this reference; found that the County's 2005 approval of Tentative Parcel Map No. 31653 is null and void; and ordered the County to deny the original application for Tentative Parcel Map No. 31653.
9. The proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15270(a) which provides that "CEQA does not apply to projects which a public agency rejects or disapproves."

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received
2. The project site is not located within:
 - a. A dam inundation area;
 - b. A General Plan hazardous fire area;
 - c. An Alquist-Priolo earthquake fault hazard study zone; or
 - d. An airport-influence area
3. The project site is located within:
 - a. City of Riverside Sphere of Influence;

- b. The boundaries of the Val Verde Unified School District;
 - c. A Stephen's kangaroo rat fee area;
 - d. A Mt. Palomar lighting regulation zone (Zone B 43.75 miles); and
 - e. Lake Mathews/Woodcrest Area Plan.
4. The subject site is currently designated as Assessor's Parcel Numbers 321-030-021.

REXID AUG 12 2010

(Exempt from Filing Fees Pursuant to Govt. Code § 6103)

DPH

1 PAMELA J. WALLS, County Counsel (SBN 123446)
2 L. ALEXANDRA FONG, Deputy County Counsel (SBN 208404)
3 3960 Orange Street, Fifth Floor
4 Riverside, CA 92501-3674
5 Telephone: (951) 955-6300
6 Facsimile: (951) 955-6363
7 ccwatson@co.riverside.ca.us

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

AUG 12 2010

REC

JB

8 Attorneys for County of Riverside and Board of Supervisors for the
9 County of Riverside (erroneously sued as "Riverside County Board
10 of Supervisors")

11 SUPERIOR COURT OF THE STATE OF CALIFORNIA
12 COUNTY OF RIVERSIDE

13 JAY VANDERWAL,
14 Petitioners,

Case No. RIC 520218

15 v.

~~PROPOSED~~ ORDER RE: PETITION FOR WRIT OF MANDATE

16 COUNTY OF RIVERSIDE, A POLITICAL
17 SUBDIVISION OF THE STATE OF
18 CALIFORNIA; RIVERSIDE COUNTY
19 BOARD OF SUPERVISORS; and DOES 1
20 through 100, Inclusive,

Hearing Information

DATE: July 23, 2010
TIME: 10:00 a.m.
DEPT: 8
JUDGE: Honorable Bernard J. Schwartz

21 Respondents.

Petition Filed: February 20, 2009

22 This matter came on for hearing on July 23, 2010. Johnson & Associates, APLC, Randall K.
23 Johnson appeared on behalf of Petitioner, Jay Vanderwal. Office of Riverside County Counsel, L.
24 Alexandra Fong, Deputy County Counsel, appeared on behalf of Respondents, County of Riverside and
25 the Board of Supervisors for the County of Riverside.

26 The Court, having considered the arguments presented by counsel in their briefs and in oral
27 argument, rules:

28 In this mandamus proceeding, Petitioner Jay Vanderwal ("Petitioner") seeks a writ of mandate,
ordering County of Riverside ("County") and its Board of Supervisors ("Board of Supervisors")
(collectively "Respondents") to record tentative parcel map number 31653.

1 I. *Standard of Review*

2 Petitioner is seeking a "traditional mandamus" review pursuant to *Code of Civil Procedure* §
3 1085. In this type of proceeding, the trial court's review is limited to whether the agency exceeded its
4 proper authority, used unfair procedures, or acted in a manner that was arbitrary, capricious, or entirely
5 lacking in evidentiary support. *Weinberg v. Cedars-Sinai Medical Center*, 119 Cal.App.4th 1098, 1108
6 (1994).

7 There are two basic requirements for a traditional writ of mandate to issue: (1) a clear, present and
8 usually ministerial duty on the part of the Respondent; (2) a clear, present and beneficial right in the
9 Petitioner to the performance of that duty. *American Federation of State, County and Municipal*
10 *Employees v. Metropolitan Water District of Southern California*, 126 Cal.App.4th 247, 261-262 (2005).

11 II. *The Subdivision Map Act*

12 The Subdivision Map Act vests in a city or county the power to regulate the control, design and
13 improvement of subdivisions within its borders. *Government Code* § 66411. The subdivision is defined
14 by statute as the division by any subdivider of any unit or units of improved or unimproved land, or any
15 portion thereof showing on the latest equalized county assessment roll as a unit or contiguous units for the
16 purposes of sale, lease or financing, whether immediate or future. *Government Code* § 66424.

17 Because of the complexities that can develop when a subdivision involves five or more parcels,
18 the Subdivision Map Act requires a two-step procedure. First, the approval of a tentative map followed
19 by approval of a final subdivision map by the local agency. The general rule is that the tentative and final
20 maps are required for all subdivisions creating five or more parcels. *Government Code* § 66424.

21 When counting parcels to determine whether a final map or parcel map is required, all previous
22 subdivisions by the same subdivider are included. *Bright v. Board of Supervisors*, 66 Cal.App.3d 191,
23 194-195 (1977). Thus, a subdivider cannot evade tentative and final map requirements, under
24 *Government Code* § 66426, by making successive divisions of four or fewer parcels.

25 Division of real property by independent action of successive and different owners is not treated as
26 a single division in ascertaining the number of parcels. A successive division of land into four or fewer
27 parcels, called quartering, by different but related owners, is treated as a single division. Thus, for
28

1 example, a Subdivision Map Act violation can be found if the original owner of quartered real property
2 financed the sale of parcels, quartered, developed and sold by the new owners.

3 III. *Tentative Parcel Map 31653 Violates the Subdivision Map Act*

4 In 1989, Petitioner and his daughter obtained an ownership interest in two adjoining parcels, the
5 south and north properties. They transferred interest in the parcels between each other for several years.
6 In 1992, a parcel map for the south property was approved and the property was divided into four parcels.
7 In 2003, Petitioner and his daughter filed an application for a parcel map to divide the north property into
8 four parcels. In 2005, the tentative parcel map was conditionally approved.

9 There is no dispute that County approved the tentative parcel map. However, the tentative parcel
10 map fails to comply with the Subdivision Map Act and could not be approved. A tentative tract map was
11 required because all previous subdivisions by the Petitioner should have been counted in determining
12 whether a parcel or tract map was required. Because the Petitioner previously subdivided the south
13 property, these parcels should have been counted for purposes of determining the type of map required.
14 Since the south property had four parcels and Petitioner was seeking to divide the north property into four
15 parcels, a tentative and final tract map should have been used.

16 Petitioner requests the Court to order the County to record what, in essence, is an invalid tentative
17 parcel map. Any attempt to waive the requirements of the Subdivision Map Act would be invalid,
18 regardless of how it is done. *Sixells, LLC v. Cannery Business Park*, 170 Cal.App.4th 648, 654 (2008).
19 Thus, the petition must be denied.

20 Even if a tentative parcel map was proper and could somehow be deemed a tentative tract map,
21 Petitioner has presented no evidence that he has submitted a final tract map to the County for approval
22 and recordation.

23 The Government Code provides a specific process for how final maps are presented to the
24 government agency to be approved and recorded. The final map must be filed with the legislative body
25 before the tentative map expires. *Government Code* § 66452.6. The county surveyor has twenty days to
26 complete and file a certificate or statement with the legislative body. *Government Code* § 66442. Once
27 the surveyor certifies that the final map substantially conforms to the true tentative map and complies with
28 all Subdivision Map Act provisions and local ordinances applicable at the time the tentative map was

1 approved, the legislative body has no discretion to deny approval of the final map. *Government Code* §
2 66458.

3 Here, Petitioner has submitted no evidence that he has filed the final map with the County for its
4 approval and recording. Thus, despite the fact that the tentative parcel map was improperly approved, the
5 county surveyor cannot ever certify that the tentative parcel map is in substantial compliance because it
6 does not comply with the Subdivision Map Act. Accordingly, the Court would then deny the petition for
7 writ of mandate.

8 IV. *Conclusion*

9 The Court finds that tentative parcel map 31653 violates the Subdivision Map Act for the reasons
10 set forth above. Although the tentative parcel map was approved by the County and its Board of
11 Supervisors in September 2005, said approval is null and void. The petition for writ of mandate,
12 requesting the Court order County to record its tentative parcel map, is DENIED.

13 As an alternate form of relief, Petitioner has requested the Court order the County to approve or
14 deny the original application. As tentative parcel map 31653 violates the Subdivision Map Act, it cannot
15 be approved. Therefore, the petition for writ of mandate, requesting the Court order County to deny the
16 original application, is GRANTED. County shall issue its denial within thirty (30) days of the July 23,
17 2010 hearing.

18 IT IS SO ORDERED.

19
20 DATED:

8/10/10



Honorable Bernard J. Schwartz
Judge of the Riverside Superior Court

21
22
23 Approved by:

24
25
26 _____
Randall K. Johnson
Counsel for Petitioner

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Parcel Map No. 31653

Project Location: In the unincorporated area of Riverside County, more specifically located in the Lake Matthews/Woodcrest Area Plan of Western Riverside County, at the north end of Andrea Court, between Cedar Street and Wood Road.

Project Description: Tentative Parcel Map No. 31653 is a proposal to subdivide 4.09 acres into four parcels.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Vanderwal, Jurjen and Janke

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input type="checkbox"/> Categorical Exemption (_____) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input checked="" type="checkbox"/> Statutory Exemption (15270) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

Reasons why project is exempt: The project proposal meets the criteria for exemption pursuant to CEQA section 15270—Projects Which are Disapproved, which states: 15270 (a) "CEQA does not apply to projects which a public agency rejects or disapproves."

Larry Ross, Principal Planner 951-955-3585
County Contact Person Phone Number

Signature Title Date September 29, 2010

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA ZCFG No. - FREE POSTING per Ca. Govt. Code 6103 and 27383
FOR COUNTY CLERK'S USE ONLY

Agenda Item No.: 4,4
Area Map: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Christian Hinojosa
Directors Hearing: October 18, 2010
Continued From: October 4, 2010 and July 25, 2005

Environmental Impact Report No. 450
Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879
Applicants: Investment Building Group, RGA
Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC
Engineers/Representatives: William Simpson & Assoc., Inc. and KCT Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 450 analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879.

Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 17788 proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).

Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

W

FURTHER PLANNING CONSIDERATIONS:

October 4, 2010

The project was continued from the October 4, 2010 Director's Hearing in order to allow the Applicant and EIR Consultant additional time to properly address the South Coast Air Quality Management District letter, dated October 1, 2010 and the Natural Resources Defense Council letter, dated October 4, 2010 presented at public hearing.

July 25, 2005

The project was continued from the July 25, 2005 Director's Hearing in order to allow the Applicant additional time to address transportation and air quality impacts, and prepare empirical data on traffic generation for existing facilities, similar to those proposed for PP18876 and PP18877. Since then, the environmental impact report has been re-circulated in compliance with CEQA Guidelines.

ISSUES OF POTENTIAL CONCERN:

Environmental Impacts (EIR 450):

The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Planning Director will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

Air Quality (cumulative impacts: indirect) – In the long-term, the project's vehicular-related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's established significance levels for Mobile Source Emissions.

Noise (cumulative impacts) – The project's traffic will contribute incrementally to the existing noise environment which on some affected roadway segments already exceeds County noise standards.

Transportation and Traffic (cumulative impacts) – The increase in traffic will potentially result in significant impacts to intersections and roadway segments which are currently operating at unacceptable levels.

SUMMARY OF FINDINGS:

- | | |
|--------------------------|---|
| 1. Existing Land Use: | Vacant Land |
| 2. Surrounding Land Use: | Warehousing to the north, warehousing and State Highway 60 to the south, warehousing and single family residences to the east and west. |
| 3. Existing Zoning: | Manufacturing-Medium (M-M) and Industrial Park (I-P) |
| 4. Surrounding Zoning: | Manufacturing-Medium (M-M) to the north, Manufacturing-Medium (M-M), Industrial Park (I-P) and One-Family Dwelling (R-1) to the south |

- and west, Manufacturing-Medium (M-M) and Watercourse, Watershed and Conservation Areas (W-1) to the east.
5. General Plan Land Use: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio)
6. Surrounding General Plan Land Use: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north and east, Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south and west.
7. Project Data:
Total Acreage: 65.05 Gross / 60.37 Net
Floor Area Ratio: 0.40
Total Number of Buildings: 25
Total Building Area: 1,128,237 Square Feet
Total Landscape Area: 420,685 Square Feet (15%)
Total Parking Spaces: 1,427
Total Trailer Parking Spaces: 30
Total Loading Docks: 123
8. Environmental Concerns: See attached Environmental Impact Report No. 450

RECOMMENDATIONS:

ADOPTION of **RESOLUTION NO. 2010-006** for **ENVIRONMENTAL IMPACT REPORT NO. 450**, which has been completed in compliance with CEQA Guidelines;

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 450**, based on the findings incorporated in the staff report, and subject to resolution adoption by the Planning Director certifying the Environmental Impact Report; and,

APPROVAL of **PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879**, 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: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan including the applicable Policy Areas.
2. The proposed project is consistent with the Manufacturing-Medium (M-M) and Industrial Park (I-P) zoning classifications 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 Redevelopment Project Area (JVPA) (Mira Loma sub-area) and the Mira Loma Warehouse/Distribution Center Policy Area.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
7. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the Riverside County Planning Director will be required to adopt a statement of overriding findings for unavoidable impacts to Air Quality, Noise and Transportation and Traffic.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, planned industrial park, is a permitted use in the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north and east, Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units per Acre) to the south and west.
4. The zoning for the subject site is Manufacturing-Medium (M-M) and Industrial Park (I-P).
5. The proposed use, planned industrial park, is a permitted use, subject to approval of a plot plan in the Manufacturing-Medium (M-M) and Industrial Park (I-P) zones.
6. The proposed use, planned industrial park, is consistent with the development standards set forth in the Manufacturing-Medium (M-M) and Industrial Park (I-P) zones.
7. The project site is surrounded by properties which are zoned Manufacturing-Medium (M-M) to the north, Manufacturing-Medium (M-M), Industrial Park (I-P) and One-Family Dwelling (R-1) to the south and west, Manufacturing-Medium (M-M) and Watercourse, Watershed and Conservation Areas (W-1) to the east.
8. Within the vicinity of the proposed project there is warehousing to the north, warehousing and State Highway 60 to the south, warehousing and single family residences to the east and west.

9. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area).
10. The proposed project is consistent with the objectives of the Mira Loma Warehouse/Distribution Center Policy of the Jurupa Area Plan.
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. Environmental Impact Report No. 450 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Air Quality
 - c. Biological Resources
 - d. Cultural Resources
 - e. Hazards & Hazardous Materials
 - f. Hydrology/Water Quality
 - g. Noise
 - h. Transportation/Traffic
 - i. Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental impact report, conditions of approval, and attached letters. Air Quality, Noise and Transportation and Traffic could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR00450.

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. An Airport Influence Area;
 - e. An Agriculture Preserve;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - 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. The Jurupa Community Service District;
 - e. A Circulation Element Right-Of-Way (Urban Arterial 152' ROW);
 - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area);
 - g. The Mira Loma Warehouse/Distribution Center Policy Area;
 - h. A High Paleontological Potential (High B);
 - i. An Area Moderate 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 Numbers 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041.
5. This project was filed with the Planning Department on March 2, 2001 for PP16979; April 2, 2002 for PP17788; September 11, 2003 for PP18875 PP18876, PP18877 and PP18879; and December 12, 2002 for EIR00450.
6. This project was reviewed by the Land Development Committee 7 times on the following dates April 5, 2001 and May 12, 2005 for PP16979; May 2, 2002 and May 12, 2005 for PP17788; November 13, 2003 and May 12, 2005 for PP18875; November 13, 2003, February 1, 2007 and June 28, 2007 for PP18876 and PP18877; November 13, 2003, February 1, 2007 and July 5, 2007 for PP18879.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$252,166.31.

2
3 **PLANNING DIRECTOR'S RESOLUTION NO. 2010-006**
4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450**
5 **AND APPROVING**
6 **PLOT PLAN NO. 16979**
7 **PLOT PLAN NO. 17788**
8 **PLOT PLAN NO. 18875**
9 **PLOT PLAN NO. 18876**
10 **PLOT PLAN NO. 18877**
11 **PLOT PLAN NO. 18879**

12 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public
13 hearing was held before the Riverside County Planning Director in Riverside, California on October 4,
14 2010 to consider Plot Plan No. 16979, Plot Plan No. 17788, Plot Plan No. 18875, Plot Plan No. 18876,
15 Plot Plan No. 18877 and Plot Plan No. 18879; and,

16 **WHEREAS**, all the provisions of the California Environmental Quality Act ("CEQA") and
17 Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact
18 Report (EIR) No. 450, prepared in connection with Plot Plan No. 16979, Plot Plan No. 17788, Plot Plan
19 No. 18875, Plot Plan No. 18876, Plot Plan No. 18877 and Plot Plan No. 18879 (collectively referred to
20 alternatively herein as "the Project"), is sufficiently detailed so that all the potentially significant effects
21 of the Project on the environment and measures necessary to avoid or substantially lessen such effects
22 have been evaluated in accordance with the above referenced Act and Procedures; and

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

25 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Director of
26 the County of Riverside, in regular session assembled on October 4, 2010 that:

- 27 A. Plot Plan No. 16979 proposes to develop an industrial building with a total building area
28 of approximately 200,731 square feet with approximately 190,731 square feet of
warehouse space and 10,000 square feet of office space¹ on an approximately 11.01 gross

¹ The EIR states that the Plot Plan 16979 would consist of approximately 200,706 square feet, consisting of approximately 190,706 square feet of warehouse space and 10,000 square feet of office space; the final Plot Plan exhibit is consistent with these approximations and shows that the final square footage will be 200,731 square feet, of which 190,731 square feet will be warehousing and 10,000 square feet will be office. (Draft EIR, Figures 1.0-6 and 3.0-7; Appendix B, Part 1 [Air Quality Impact Analysis] Figure 2; Appendix B, Part 2 [Health Risk Assessment] Figure 2; Appendix J [Traffic Study] Figures 2-B

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 9/12/10
KARIN WATTS-BAZAN

1 acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area
2 ratio).

3 B. Plot Plan No. 17788 proposes to develop an industrial building with a total building area
4 of approximately 426,212 square feet with 418,212 square feet of warehouse space and
5 8,000 square feet of office space on an approximately 20.48 gross acre site with a floor
6 area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

7 C. Plot Plan No. 18875 proposes to develop an industrial building with a total building area
8 of 104,210 square feet with approximately 93,350 square feet of warehouse space and
9 10,860 square feet of office space on an approximately 5.99 gross acre site with a floor
10 area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).

11 D. Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total
12 building area of 97,010 square feet with 83,810 square feet of storage space and 13,200
13 square feet of office space on an approximately 6.83 gross acre site with a floor area ratio
14 of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).

15 E. Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total
16 building area of approximately 144,594 square feet with 92,094 square feet of storage
17 space and 52,500 square feet of office space² on an approximately 12.75 gross acre site
18

19 and 6-B.) Accordingly, this minor square footage clarification between the approximated square footage and the final square
20 footage is a total of only 25 square feet, which amounts to a difference of only 0.01%. This clarification does not change the
21 results of the EIR's environmental analysis, because the EIR and its technical appendixes fully and correctly analyzed Plot
22 Plan 16979's full impact. First, and to give a worst-case approximation for impacts, both the traffic and air quality studies
23 treated the entire acreage of Plot Plan 16979 as warehouse uses, and that acreage has not changed between the EIR and the
24 final Plot Plan exhibit. (See Traffic Study at p. 4.2 and Air Quality Analysis, App. A [URBEMIS 2007 output files].)
25 Additionally, both the traffic and air quality studies used the Plot Plan's full square footage for purposes of analysis. (Traffic
26 Study at p. 4.2 [using 200.7 thousand square feet]; Air Quality Analysis, Appendix A [Urbemis 2007 Output Files] [using
27 200.71 thousand square feet].) Finally, the Health Risk Assessment likewise shows that it was based on the worst-case
28 scenario square footage. (HRA App. A [Dispersion Modeling Parameters] [basing analysis on Plot Plan 16979 with 200,731
square feet].) Accordingly, the EIR's analyses and disclosures were based on an accurate square footage of Plot Plan 16979
and are fully adequate under CEQA. No recirculation of the EIR is required. (State CEQA Guidelines, § 15088.5
[Recirculation is only required where there is "significant new information" – meaning new significant impacts or other
similar changes in the EIR's significance conclusions – and not when information "merely clarifies or amplifies" the EIR's
analysis.])

² Although the EIR says in several places that Plot Plan 18877 would be approximately 150,650 square total feet, consisting
of 36,988 square feet of office uses and 113,662 square feet of storage, these figures are being clarified through these written
findings to be consistent with the Plot Plan 18877 maps disclosed in the EIR. (E.g., Draft EIR Figures 1.0-8 and 3.0-9
[Depicting Plot Plan 18877]; Draft EIR App. B, Part 2 [Health Risk Assessment Depicting Plot Plan 18877].) Accordingly,
Plot Plan 18877 shall consist only of the lesser square footage of approximately 144,594 square feet. This clarification does

1 with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).

- 2 F. Plot Plan No. 18879 proposes to develop an industrial building with a total building area
3 of 155,480 square feet with 145,480 square feet of warehouse space and 5,000 square feet
4 of office space and 5,000 square feet of mezzanine space on a 7.99 gross acre site with a
5 floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

6 **BE IT FURTHER RESOLVED** by the Riverside County Planning Director that the following
7 environmental impacts associated with the Project are potentially significant unless otherwise indicated,
8 but each of these impacts will be avoided or substantially lessened by the identified mitigation measures.
9 Cumulative impacts were analyzed for the proposed Project through a “summary of Projections”
10 approach, based on information contained in the Riverside County Integrated Project (RCIP) General
11 Plan Final Program EIR and Draft Program EIR (SCH No. 20022051143) certified by the Riverside
12 County Board of Supervisors on October 7, 2003.

13 G. Aesthetics

14 1. Impacts:

15 The Project would not have a substantial effect upon a scenic highway corridor
16 within which it is located. (Draft EIR, p. 4.1-6.) The Project site is located north
17 of State Route 60, east of Etiwanda Avenue, south of Philadelphia Avenue, and
18 west of the San Sevaine Flood Control Channel. The proposed Project has access
19 on Hopkins Street, De Forest Circle, and Dulles Drive within the Mira Loma
20 Commerce Center. None of these roads are designated as a State or County
21 Scenic Highway, and the Project site is not located within a scenic highway
22 corridor. The nearest “State Eligible” Scenic Highways are State Route 91 west
23

24 not change the results of the EIR’s environmental analysis, because the EIR and its technical appendices and analyses fully
25 and correctly analyzed the 144,594 square feet figure – which included 92,094 square feet of storage and 52,500 square feet
26 of office space. (E.g., Draft EIR p. 4.15-12 and Draft EIR App. J p. 4-1 through 4-2 [traffic analysis was based on total Plot
27 Plan acreage and therefore accounted for all trips]; Draft EIR p. 4.3-37, Draft EIR App. B, Part 1, Final EIR § 5.0, App. A at
28 pp. 71 and 79 [Air Quality Analysis accounted for all Project impacts, including full traffic counts for Plot Plan 18877].)
Accordingly, the EIR’s analyses and disclosures were based on the 144,594 square feet and are fully adequate under CEQA.
Accordingly, no recirculation of the EIR is required. (State CEQA Guidelines, § 15088.5 [Recirculation is only required
where there is “significant new information” – meaning new significant impacts or other similar changes in the EIR’s
significance conclusions – and not when information “merely clarifies or amplifies” the EIR’s analysis.])

1 from Interstate 15, and Interstate 15 south from State Route 91 Interchange, as
2 shown on Figure C-9 of the Riverside County Integrated Project (RCIP). The
3 nearest Officially Designated State Scenic Highways are State Route 91 (from
4 Anaheim to State Route 55) approximately 18 miles southwest of the Project site,
5 and State Route 243 approximately 30 miles west of the Project site. For these
6 reasons, it can be concluded that the proposed Project will not have a substantial
7 effect upon a scenic highway corridor, and no Project-specific mitigation
8 measures are required since no significant adverse impacts are anticipated.

9 The proposed Project would not substantially damage scenic resources and would
10 not result in the creation of an aesthetically offensive site open to public view.
11 (Draft EIR, P. 4.1-7.) Implementation of the proposed Project will involve the
12 development of parcels within an existing industrial park, with potential visual
13 impacts of industrial buildings and processing facilities, truck, and material
14 storage. Upon completion of the proposed Project, these potential impacts will be
15 alleviated with the installation of required setbacks and landscaping, as required
16 by the County of Riverside and the approved Mira Loma Commerce Center
17 Design Guidelines development standards, and the Project will be conditioned to
18 incorporate the use of trees along streets and in parking areas in accordance with
19 the approved Mira Loma Commerce Center Design Guidelines and Ordinance No.
20 348 requirements. The proposed Project site is primarily visible from the public
21 vantages along the State Route 60, bordering to the south, and from Etiwanda and
22 Philadelphia Avenues, to the west and north. Compliance with Riverside County
23 development standards and the approved Mira Loma Commerce Center Design
24 Guidelines will require setbacks and landscaping and irrigation improvements for
25 all parcels of the Mira Loma Commerce Center, and landscaping improvements
26 will be incorporated into parking areas. The improvements will effectively screen
27 a significant portion of the industrial operations from public view. Landscaping
28

1 and placement of existing industrial buildings will provide visual screening.
2 (Draft EIR, p. 4.1-7.) Physical changes are anticipated to be similar in nature to
3 physical alteration that has already occurred in the past on the subject property.
4 Grading and development will be similar to that of the surrounding sites. Project
5 implementation will not materially change the site characteristics of vividness,
6 uniqueness, unity, and variety. Development will improve the viewshed through
7 addition of landscaping. (Draft EIR, p. 4.1-7.) The Project is consistent with the
8 goals and objectives articulated in the relevant adopted RCIP General Plan and
9 related policies and does not adversely affect any significant visual resources.
10 Therefore, Project aesthetic-related impacts are considered less than significant,
11 and no Project-specific mitigation measures are required.

12 The proposed Project would not interfere with the nighttime use of the Mt.
13 Palomar Observatory, as protected through Riverside County Ordinance No. 655.
14 (Draft EIR, pp. 4.1-7 to 8.) The Project site is approximately 60 miles from the
15 Mt. Palomar Observatory. The proposed Project site is not located within the 15-
16 mile radius or the 45-mile radius from the Mt. Palomar Observatory, as shown on
17 Riverside County General Plan's Mount Palomar Nighttime Lighting Policy
18 figures and as defined by Ordinance No. 655, and thus will not interfere with the
19 nighttime use of the observatory. Therefore, the Project is not subject to the
20 special lighting policies related to the protection of the Mt. Palomar Observatory
21 and will have no impact upon the nighttime use of the Mt. Palomar Observatory,
22 and no Project-specific mitigation measures are required.

23 Without appropriate mitigation, the Project may have the potential to create a new
24 source of substantial light or glare that would adversely affect day or nighttime
25 views in the area or expose residential property to unacceptable light levels. The
26 proposed Project site is surrounded by existing industrial developments which
27 generate a moderate to high amount of ambient evening light. Currently, the
28

1 proposed Project is vacant and undeveloped, and does not generate any ambient
2 evening light. It is reasonable to expect any industrial development within the
3 Mira Loma Commerce Center to generate a similar amount of light as
4 neighboring existing buildings in the industrial park. In addition, other lighting in
5 the vicinity of the site consists of ambient light from residential developments, to
6 the west and east, and from the State Route 60 to the south. (Draft EIR, p. 4.1-8.)
7 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
8 alternatives have been required in, or incorporated into, the Project which avoid or
9 substantially lessen the significant environmental effect identified in the Final
10 EIR. Mitigation Measure 1 would prevent the potential for significant impacts by
11 the use of hoods and other design features. Inclusion of these design features in
12 the Project will be required through implementation of standard County
13 conditions of approval, plan check, and permit procedures and the below-listed
14 mitigation measure. Therefore, impacts from lighting to the adjacent residential
15 areas are considered to be less than significant with mitigation incorporated.
16 (Draft EIR, p. 4.1-8.)

17 As related to cumulative aesthetic impacts, the RCIP General Plan EIR stated that
18 build-out of the “proposed General Plan would increase the development of urban
19 uses, causing a substantial loss in open space and aesthetic resources, which could
20 significantly alter existing and future public views and view corridors, and that
21 implementation of the General Plan would increase the effects of light and glare
22 upon existing residential uses and the Mount Palomar Observatory. However, the
23 policies, existing County ordinances and RCIP EIR mitigation measures would
24 reduce the potential aesthetic resource and light/glare impacts to a less than
25 significant level. Implementation of the proposed Project will involve the
26 development of parcels within the existing industrial park. The potential visual
27 impacts of the proposed industrial development include industrial buildings and
28

1 processing facilities, truck, and material storage. Unless shielded, these facilities
2 may create a visual detraction. However, upon completion of the proposed
3 Project, these potential impacts will be alleviated with the installation of required
4 setbacks and landscaping, pursuant to the conditions of approval and the approved
5 Mira Loma Commerce Center Design Guidelines development standards, as
6 described in the Draft EIR. The Project will also be conditioned to incorporate
7 the use of specimen canopy trees in a 24” box or greater along streets and in
8 parking areas. (Draft EIR, pp. 6.0-10 to 11.) Therefore, the proposed Project will
9 not have a significant individual or cumulative aesthetic impact. (Draft EIR, p.
10 6.0-11.) No mitigation measures are required or proposed to address cumulative
11 aesthetic impacts. (Draft EIR, p. 6.0-11.)

12 2. Mitigation:

13 The proposed Project has been modified to mitigate or avoid the potentially
14 significant impacts – such that any remaining impacts are less than significant –
15 by the following mitigation measures, which are hereby adopted and will be
16 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Aesthetics 1: All outdoor light fixtures including street lights
18 and operational, signage, and landscape lighting sources shall be shielded and
19 situated so as to not cause glare or excessive light spillage into adjacent residential
20 areas. (Draft EIR, p. 4.1-8.)

21 H. Agricultural Resources

22 1. Impacts:

23 The proposed Project would not result in any impacts from the conversion of
24 designated farmland into non-agricultural uses, and would not convert Prime
25 Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on
26 the maps prepared pursuant to the Farmland Mapping and Monitoring Program of
27 the California Department of Conservation, to non-agricultural use. (Draft EIR, p.
28

1 4.2-5.) Based on the maps for Western Riverside County, the Project site is
2 identified as a mix of Farmland of Local Importance and Urban and Built-Up
3 Land. The Project site is zoned M-M (Manufacturing – Medium) and I-P
4 (Industrial Park), and has not been under cultivation or dry farmed for at least 27
5 years. The size of the individual properties of the Project site is not large enough
6 to be economically feasible to farm. The designation of a portion of the Project
7 site, and most of the adjacent properties as Urban and Built-Up Land indicates
8 that this property has not be farmed in many years and is not considered statewide
9 or locally important farmland. The designation of the balance of the Project site
10 and a small portion of the adjacent property as Farmland of Local Importance is
11 likely representative of the historical use of the property and its current
12 undeveloped state, rather than any current agricultural potential of the property.
13 The Project site does not contain Prime Farmland, Unique Farmland or Farmland
14 of Statewide Importance and thus mitigation is not required. (Draft EIR, p. 4.2-
15 5.)

16 The proposed Project would not conflict with an existing agricultural use or a
17 Williamson Act (agricultural preserve) contract. (Draft EIR, p. 4.2-7.) The
18 Project site is zoned M-M and I-P and there are no agricultural uses existing on
19 the Project site or adjacent to the Project site; and the proposed Project site does
20 not contain any parcels which are under a Williamson Act Contract. Therefore,
21 the proposed Project will have no impacts and will not conflict with existing
22 agricultural uses or a Williamson Act contract. (Draft EIR, p. 4.2-7.)

23 The proposed Project would not cause development of non-agricultural uses
24 within 300 feet of agriculturally zoned property. (County of Riverside Ordinance
25 No. 625 Right-to-Farm). (Draft EIR, p. 4.2-7.) According to the EIR's Zoning
26 Map, the proposed Project is not located within 300 feet of agriculturally zoned
27 property and is not subject to the Ordinance which applies to land divisions that
28

1 are developed adjacent to pre-existing agricultural zoning. Therefore, the Project
2 will have no impacts upon agricultural resources that would result from the
3 development of non-agricultural uses within 300 feet of agriculturally zoned
4 property, and mitigation is not required. (Draft EIR, pp. 4.2-7, 4.2-8.)

5 The proposed Project would not involve other changes in the existing
6 environment which, due to their location or nature, could result in conversion of
7 Farmland to non-agricultural use. (Draft EIR, p. 4.2-7.) The Project consists of
8 industrial and business park uses within an improved industrial center in an area
9 zoned for these uses., with roads and other infrastructure previously constructed to
10 serve the site. The Project will not result in changes in the environment, such as
11 infrastructure development, that could result in the conversion of farmland.
12 Therefore, the proposed Project will have no impacts related to such conversion of
13 land use, and mitigation is not required. (Draft EIR, p. 4.2-7.)

14 2. Mitigation:

15 No Project-specific mitigation measures are required.

16 I. Biological Resources

17 1. Impacts:

18 The proposed Project would not interfere substantially with the movement of any
19 native resident or migratory fish or wildlife species or with established native
20 resident migratory wildlife corridors or impede the use of native wildlife nursery
21 sites. (Draft EIR, p. 4.4-15.) No native resident or migratory fish or wildlife
22 species were observed on the Project site. (Draft EIR, p. 4.4-15; Draft EIR,
23 Appendix C.) No Project-specific mitigation measures are required since no
24 significant adverse impacts are anticipated.

25 The proposed Project would not have a substantial adverse effect on any riparian
26 habitat or other sensitive natural community identified in local or regional plans,
27 policies, and regulations or by the California Department of Fish and Game or
28

1 U.S. Fish and Wildlife Service. (Draft EIR, p. 4.4-15.) No riparian habitat or
2 other sensitive natural communities were found on the Project site. (Draft EIR, p.
3 4.4-15; Draft EIR, Appendix C.) No Project-specific mitigation measures are
4 required since no significant adverse impacts are anticipated.

5 The proposed Project would not have a substantial adverse effect on federally
6 protected wetlands as defined by Section 404 of the Clean Water Act (including,
7 but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling,
8 hydrological interruption, or other means. (Draft EIR, p. 4.4-15.) There are no
9 blueline streams or rivers depicted on the USGS topographic maps within one-
10 half mile of the Project site and no wetlands located on or near the Project site.
11 The proposed Project will discharge all on-site storm water into the San Sevaine
12 Channel, which is maintained and owned by the County Flood Control District.
13 San Sevaine Channel eventually connects to the Santa Ana River, and there could
14 be potential indirect impacts to wetlands within the Santa Ana River and further
15 downstream. However, these potential impacts are addressed in Section 4.8
16 (Hydrology and Water Quality) of the Draft EIR and are addressed appropriately
17 in the findings related to potential impacts upon hydrology and water quality.
18 (Draft EIR, pp. 4.4-15 to 4.4-16.) No Project-specific mitigation measures are
19 required since no significant adverse impacts are anticipated.

20 The proposed Project would not conflict with any local policies or ordinances
21 protecting biological resources. (Draft EIR, p. 4.4-16.) The entire Project site
22 was mass graded, fertilized with organic fertilizer and seeded with non-native
23 grasses for erosion and dust control. The site is currently undeveloped land
24 covered with moderate growth of non-native grasses and weeds. (Draft EIR, p.
25 4.4-16.) There are no biological resources found on the Project site that are
26 subject to local policies or ordinance protecting biological resources, with the
27 exception of the MSHCP, which is further discussed, below, in the discussion of
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1 impacts related to Habitat Conservation Plans. (Draft EIR, pp. 4.4-11 to 4.4-16.)
2 The development of the vacant remaining parcels within the MLCC will not
3 conflict with any local policies or ordinances protecting biological resources.
4 (Draft EIR, p. 4.4-16.) No Project-specific mitigation measures are required since
5 no significant adverse impacts are anticipated.

6 Without appropriate mitigation, the Project may have an impact on the threshold
7 related to creating a substantial adverse effect, either directly or through habitat
8 modifications, on an endangered, or threatened species as listed in Title 14 of the
9 California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of
10 Federal Regulations (Sections 17.11 or 17.12) or on species identified as a
11 candidate, sensitive, or special status species in local or regional plans, policies, or
12 regulations, or by the California Department of Fish and Game or the U.S. Fish
13 and Wildlife Service. (Draft EIR, p. 4.4-6.) There is no apparent connectivity to
14 the subject site from the nearest known existing Delhi Sands Flower-Loving Fly
15 (“DSFLF”) population due to existing development that has long since
16 fragmented potential habitat in the area, the likelihood of dispersing to the subject
17 parcels would be low, and although the Project site is within mapped Delhi Soils
18 it does not contain suitable DSFLF habitat. (Final EIR, pp. 1.0-51 to 1.0-52.)
19 The California gnatcatcher typically occupies sage scrub habitat, which does not
20 exist on the Project site. No riparian habitat, which would support the least Bell’s
21 vireo, exists. The San Diego horned lizard normally occupies coastal sage scrub,
22 low elevation chaparral, annual grassland, oak and riparian woodlands, and
23 coniferous forests; however none of the habitats exist on the parcels. Therefore,
24 grading and construction necessary to implement the proposed Project within the
25 MLCC will not result in significant impacts to these sensitive species or
26 significant habitats. (Draft EIR, p. 4.4-6.)

27 The burrowing owl is a small, brown, long-legged owl that inhabits open
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1 grassland and arid scrub habitats. (Final EIR, p. 1.0-51.) Suitable habitat for
2 burrowing owls exists on all of the subject parcels; however, no burrowing owls
3 were observed during surveys of the Project site. Scattered California ground
4 squirrel burrows and other potential refuges such as debris piles occur
5 sporadically throughout the study area, but none were determined to be currently
6 occupied or recently used by burrowing owls. Monitoring did not reveal any
7 indication that this species was currently present on or directly adjacent to the site.
8 Significant adverse impacts are not expected based on the biological studies of the
9 site. (Draft EIR, p. 4.4-10.) Due to the migratory nature of the burrowing owl,
10 there is the possibility that burrowing owls could occupy the site prior to
11 commencement of Project grading and construction. If burrowing owls are
12 present at the site, preparation of the site, such as grading and construction, could
13 result in the loss of individual owls, eggs, or young, which would be considered
14 significant. (Draft EIR, p. 4.4-10.)

15 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
16 alternatives have been required in, or incorporated into, the Project which avoid or
17 substantially lessen the significant environmental effect associated with such
18 species and habitat modification identified in the Final EIR. (Draft EIR, pp. 4.4-
19 11, 4.4-17.) Objective 6 of the MSHCP Reference Document is implemented
20 through pre-construction surveys for all Covered Activities conducted within 30
21 days prior to disturbance. Take of any active nests at that time will be avoided,
22 and passive relocation will occur when owls are present outside the nesting
23 season. (Draft EIR, p. 4.4-10.) Impacts will be reduced to below the level of
24 significance through compliance with the provisions of the MSHCP and with
25 implementation of mitigation measures MM Bio 1, MM Bio 2, and MM Bio 3,
26 which impose restrictions on certain development activities, require pre-
27 construction surveys for the migratory bird species, and require participation in
28

1 the MSHCP mitigation fee program. (Draft EIR, p. 4.4-11.)

2 No suitable raptor nesting habitat exists on the subject parcels, but it does exist in
3 the surrounding area. One red tail hawk nest was found within a utility tower
4 located north of and adjacent to one of the parcels. (Draft EIR, p. 4.4-11.) If it is
5 found that any of these species has subsequently established an active nest on the
6 Project site that would be lost as a result of site-preparation, in order to avoid
7 violation of the MBTA or the California Fish and Game Code, general guidelines
8 suggest that Project-related disturbances at active nesting territories be reduced or
9 eliminated during the nesting cycle (generally February 1 to August 31). Should
10 eggs or fledglings be discovered on site, the nest cannot be disturbed until the
11 young have hatched and fledged (matured to leave the nest on their own).
12 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
13 alternatives have been required in, or incorporated into, the Project which avoid or
14 substantially lessen the significant environmental effect identified in the Final
15 EIR. Compliance with the above-listed mitigation measures will reduce these
16 potential impacts to below the level of significance. (Draft EIR, p. 4.4-11.)

17 Without mitigation, the Project may conflict with the provisions of an adopted
18 Habitat Conservation Plan, Natural Conservation Community Plan, or other
19 approved local, regional, or state conservation plan. The Western Riverside
20 County Multiple Species Habitat Conservation Plan (MSHCP) is a
21 comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on
22 conservation of species and associated habitats in Western Riverside County. The
23 Project site is not located within a Criteria Area, and thus is not subject to the
24 HANS review process for discretionary development Projects. (Draft EIR, p. 4.4-
25 12.) The proposed Project was reviewed for consistency with the MSHCP
26 Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and
27 Vernal Pool guidelines), the Section 6.1.3 (Protection of Narrow Endemic Plant
28

1 Species guidelines), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands
2 Interface) and Section 6.3.2 (Additional Survey Needs and Procedures), and with
3 the MSHCP's DSFLF conservation objectives. (Final EIR, pp. 1.0-51 to 1.0-52.)
4 Based upon the analysis in the EIR of consistency with the MSHCP, the results of
5 the focused biological surveys which evaluated the Project site for potential
6 biological impacts, and implementation of the listed mitigation measures for
7 potential impacts to the burrowing owl, it is concluded that the proposed Project is
8 consistent with the provisions of the adopted MSHCP. (Draft EIR, p. 4.4-15.)
9 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
10 alternatives have been required in, or incorporated into, the Project which avoid or
11 substantially lessen the significant environmental effect identified in the Final
12 EIR. (Draft EIR, p. 4.4-15.) Implementation of mitigation measures MM Bio 1,
13 MM Bio 2, and MM Bio 3 would reduce the impact to a less than significant level
14 by imposing restrictions on certain development activities as related to sensitive
15 species, requiring pre-construction surveys for the species prior to development
16 activities, and requiring participation in the MSHCP mitigation fee program.
17 Regarding cumulative impacts, build-out of the General Plan will result in the
18 direct mortality of individuals of listed, proposed or candidate species or the loss
19 of habitat occupied by such species. These impacts are considered significant at
20 the General Plan level. (Draft EIR, p. 6.0-14.) Implementation of RCIP General
21 Plan EIR mitigation measures will reduce impacts to oak trees to below a level of
22 significant, but although these policies and mitigation measures will reduce other
23 impacts to biological resources, these impacts will remain significant. Biological
24 surveys were completed for the proposed Project site. (Draft EIR, Appendix C.)
25 No threatened or endangered species were found, and no naturally occurring plant
26 communities (*e.g.*, Riverside and sage scrub, riparian, wetland habitats, vernal
27 pool complexes, etc.) exist on any of the parcels that are the subject of the EIR's
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1 analysis. (Draft EIR, p. 6.0-15.) No listed species were observed during the
2 survey effort.

3 A focused surveys for the burrowing owl (*Athene cunicularia*) was conducted on
4 the Project site. No occupied burrows were identified and no foraging burrowing
5 owls were observed during the surveys. Pursuant to burrowing owl Objective 6 in
6 Section B of the MSHCP Reference Document a 30-day pre-construction survey
7 for burrowing owl is required where suitable habitat is present; and if burrowing
8 owls are present, they must be relocated by passive or active relocation as agreed
9 to by the Riverside County Environmental Programs Department. (Draft EIR, p.
10 6.0-16; Final EIR, p. 1.0-62.) Loss of habitat from the site is considered to
11 represent an incremental reduction of foraging area for off-site and/or dispersing
12 burrowing owls only. This loss is not expected to reduce population numbers in
13 the region. Therefore, significant adverse impacts are not expected. (Draft EIR,
14 p. 6.0-16.) If burrowing owls are present on-site, preparation from grading and
15 construction could result in the loss of individual owls, eggs, or young which is
16 considered significant pursuant to CEQA and Fish and Game Code. If left
17 unmitigated, the proposed Project could result in significant impacts to the
18 burrowing owl. (Draft EIR, p. 6.0-16.)

19 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
20 alternatives have been required in, or incorporated into, the Project which avoid or
21 substantially lessen the significant environmental effect identified in the Final
22 EIR. In order to avoid violation of the MBTA or the California Fish and Game
23 Code, general guidelines suggest that Project-related disturbances at active
24 nesting territories be reduced or eliminated during the nesting cycle (generally
25 February 1 to August 31). Should eggs or fledglings be discovered on site, the
26 nest cannot be disturbed (pursuant to CDFG guidelines) until the young have
27 hatched and fledged (matured to a state that they can leave the nest on their own).
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1 (See *infra* discussion of MM Bio 1.) MM Bio 2 will require surveying the
2 property to avoid disturbance of potentially present species. To address the
3 impacts associated with the cumulative loss of habitat for special status birds by
4 the loss of foraging habitat, the proposed Project shall be conditioned for payment
5 of MSHCP mitigation fees as set forth under Ordinance No. 810, which is also
6 imposed under MM Bio 3. Payment of these fees will mitigate for the cumulative
7 loss of habitat associated with the species listed above and additional species
8 identified in the MSHCP. (Draft EIR, p. 6.0-17.) After incorporation of
9 mitigation measures, potential adverse impacts associated with special-status
10 species and the cumulative impacts associated with the loss of foraging habitat
11 will be reduced to a less than significant level. (Draft EIR, p. 6.0-17.)

12 2. Mitigation:

13 The proposed Project has been modified to mitigate or avoid the potentially
14 significant impacts – such that any remaining impacts are less than significant –
15 by the following mitigation measures, which are hereby adopted and will be
16 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Bio 1: In order to avoid violation of the MBTA and
18 California Fish and Game Code site-preparation activities (removal of trees and
19 vegetation) shall be avoided, to the greatest extent possible, during the nesting
20 season (generally February 1 to August 31) of potentially occurring native and
21 migratory bird species. (Draft EIR, p. 4.4-16.)

22 If site-preparation activities are proposed during the nesting/breeding season
23 (February 1 to August 31), a pre-activity field survey shall be conducted by a
24 qualified biologist to determine if active nests of species protected by the
25 Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are
26 present in the construction zone. If active nests are not located within the Project
27 area and appropriate buffer, construction may be conducted during the
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1 nesting/breeding season. However, if active nests are located during the pre-
2 activity field survey, no grading or heavy equipment activity shall take place
3 within at least 500 feet of an active listed species or raptor nest, 300 feet of other
4 sensitive or protected (under MBTA or California Fish and Game Code) bird
5 nests (non-listed), or within 100 feet of sensitive or protected songbird nests, until
6 the nests are no longer active. (Draft EIR, p. 4.4-16.)

7 Mitigation Measure Bio 2: A pre-construction survey for resident burrowing owls
8 will be conducted by a qualified biologist within 30 days prior to commencement
9 of grading and construction activities within those portions of the Project site
10 containing suitable burrowing owl habitat. If ground disturbing activities in these
11 areas are delayed or suspended for more than 30 days after the pre-construction
12 survey, the area shall be resurveyed for owls. The pre-construction survey and
13 any relocation activity will be conducted in accordance with the CDFG Report on
14 Burrowing Owl Mitigation, 1995. (Draft EIR, p. 4.4-16.)

15 If active nests are located, they shall be avoided or the owls actively or passively
16 relocated. To adequately avoid active nests, no grading or heavy equipment
17 activity shall take place within at least 250 feet of an active nest during the
18 breeding season (February 1 through August 31), and 160 feet during the non-
19 breeding season. (Draft EIR, p. 4.4-17.)

20 If burrowing owls occupy the site and cannot be avoided, active or passive
21 relocation shall be used to exclude owls from their burrows, as agreed to by the
22 Riverside County Environmental Programs Department. Relocation shall be
23 conducted outside the breeding season or once the young are able to leave the nest
24 and fly. Passive relocation is the exclusion of owls from their burrows (outside
25 the breeding season or once the young are able to leave the nest and fly) by
26 installing one-way doors in burrow entrances. These one-way doors allow the
27 owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours
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1 to ensure that the owls have left the burrow. Artificial burrows shall be provided
2 nearby. The Project area shall be monitored daily for one week to confirm owl
3 use of burrows, before excavating burrows in the impact area. Burrows shall be
4 excavated using hand tools and refilled to prevent reoccupation. Sections of
5 flexible pipe shall be inserted into the tunnels during excavation to maintain an
6 escape route for any animals inside the burrow. If active relocation is required,
7 the Environmental Progrms Department shall be consulted to determine available,
8 acceptable receiving sites, where this species has a greater chance of successful
9 long-term relocation. (Draft EIR, p. 4.4-17.)

10 Mitigation Measure Bio 3: The County of Riverside is a participating entity or
11 permittee of the Western Riverside County Multiple Species Habitat Conservation
12 Plan (MSHCP). The purpose of the MSHCP is to conserve open space and habitat
13 on a county-wide, cumulative basis. Take authorization for the MSHCP was
14 granted by the USFWS and CDFG on June 22, 2004. The County of Riverside
15 authorizes take for Projects in compliance with the MSHCP. Payment of the
16 MSHCP fee requirements will provide adequate mitigation for potential impacts
17 to the Cooper's hawk, southern California rufous-crowned sparrow, northern
18 harrier, San Diego black-tailed jackrabbit, coastal western whiptail, northern red
19 diamond rattlesnake and other species and plant communities. To address the
20 impacts associated with the cumulative loss of habitat for special status birds by
21 the loss of habitat, the proposed Project shall be conditioned to pay MSHCP
22 mitigation fees as set forth under Ordinance No. 810. (Draft EIR, p. 4.4-17.)

23 J. Cultural Resources

24 1. Impacts:

25 The proposed Project would not restrict any existing religious or sacred uses
26 within the potential impact area. (Draft EIR, p. 4.5-7.) The archaeological impact
27 assessment on the parcels did not locate evidence of Native American religious,
28

1 ritual, or other special activities at this location. No Project-specific mitigation
2 measures are required since no significant adverse impacts are anticipated.

3 The proposed Project would not alter or destroy an historic site or cause a
4 substantial adverse change in the significance of a historical resource as defined in
5 California Code of Regulations, Section 15064.5. (Draft EIR, pp. 4.5-7 to 4.5-8.)

6 No evidence of historic materials was observed during the archaeological impact
7 assessment of the site. A small grouping of homes constructed in the 1930s as
8 housing for the industrial/military operations at the Space Center is located west
9 of the Project site on the west side of Etiwanda Avenue. (Draft EIR, pp. 4.5-7 to
10 4.5-8.) These homes have been occupied, even though the surrounding land uses
11 have continued as mainly industrial and manufacturing uses. (Draft EIR, p. 4.5-
12 8.) There are no registered historical resources within Mira Loma Village, and no
13 construction will occur within Mira Loma Village. (Draft EIR, p. 4.5-8.) No
14 historical resources exist within or adjacent to the Project area, thus impacts from
15 the proposed Project are considered to be less than significant. (Draft EIR, p. 4.5-
16 8.) No Project-specific mitigation measures are required since no significant
17 adverse impacts are anticipated.

18 Without mitigation, the Project may have potential impacts that alter or destroy or
19 cause a substantial adverse change in the significance of archaeological sites or
20 resources pursuant to State CEQA Guideline section 15064.5. (Draft EIR, p. 4.5-
21 6.) No evidence of the presence of an archaeological site was observed during the
22 archaeological impact assessment on the parcels; however, there is a slight
23 potential that archaeological resources may be identified in buried context and
24 impacted during Project-related excavations. Grading and construction proposed
25 will not result in any significant impacts to cultural or historic resources. (Draft
26 EIR, p. 4.5-6 to 4.5-7.) Further, no indirect impacts to cultural resources located
27 within the Project environs are anticipated as a result of the introduction of
28

1 additional urban activity associated with the proposed development. (Draft EIR, p.
2 4.5-7.) The impact of the proposed Project upon these archaeological sites is
3 considered to be below the level of significance. (*Id.*) However, prehistoric
4 resources may be identified in buried context and impacted during Project-related
5 excavations. Pursuant to State CEQA Guidelines section 15091, subdivision
6 (a)(1), changes or alternatives have been required in, or incorporated into, the
7 Project which avoid or substantially lessen the significant environmental effect
8 identified in the Final EIR. (See Draft EIR, pp. 4.5-6 to 4.5-7.) Mitigation
9 measures MM Cultural 1, MM Cultural 2, MM Cultural 3, and MM Cultural A, as
10 listed below, will ensure that potential Project impacts to currently unknown
11 archaeological resources are mitigated to a level below significance. Although
12 MM Cultural 1 and MM Cultural 2 were amended by the Final EIR, and MM
13 Cultural A was added by the Final EIR, the findings of significance determined in
14 the Draft EIR remain the same and unchanged. The mitigation measures will
15 ensure that any accidentally discovered and uncovered resources are carefully
16 monitored, evaluated, and properly handled. (Draft EIR, p. 4.5-7.)

17 Without mitigation, the Project may have potential impacts on human remains,
18 including those interred outside of any formal cemeteries, if human remains are
19 uncovered by construction or development activities. No evidence of
20 archaeological resources was observed during the archaeological impact
21 assessment and the Project site is not expected to contain human remains due to
22 the lack of any indication of a formal cemetery or informal family burial plots.
23 However, such remains could be uncovered during development activity.
24 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
25 alternatives have been required in, or incorporated into, the Project which avoid or
26 substantially lessen the significant environmental effect associated with the
27 finding or disturbance of human remains identified in the Final EIR. (Draft EIR,
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1 p. 4.5-7.) Mitigation measures MM Cultural 1, MM Cultural 2, and MM Cultural
2 3, and MM Cultural A are to be implemented to prevent the potential for
3 significant impacts. (See Draft EIR, pp. 4.5-8 to 4.5-9; see also Final EIR, pp.
4 1.0-54 to 1.0-56.) Although MM Cultural 1 and MM Cultural 2 were amended by
5 the Final EIR, and MM Cultural A was added by the Final EIR, the findings of
6 significance determined in the Draft EIR remain the same and unchanged. The
7 mitigation measures will mitigate impacts from the accidental uncovering of
8 human remains to below the level of significance by ensuring that any
9 accidentally discovered and uncovered resources are carefully monitored,
10 evaluated, and properly handled. (Draft EIR, p. 4.5-7.)

11 Without mitigation, the Project may have potential impacts to a paleontological
12 resource, or site, or unique geologic feature. According to the RCIP General Plan,
13 Paleontological Sensitivity map (Figure OS-8), the Project site is located within
14 an area that has high potential for finding paleontological resources. The Project
15 site is located within an area mapped as High B (Hb). The RCIP General Plan
16 EIR states that this sensitivity rating is based on occurrence of fossils at a specific
17 depth below the surface that are known to contain or have the correct age and
18 depositional conditions to contain significant paleontological resources. "Hb"
19 indicates that fossils are likely to be encountered at or below 4 feet of depth, and
20 may be impacted during excavation by construction activities. (Draft EIR, p. 4.5-
21 8.) However, the entire Mira Loma Commerce Center was mass graded in the
22 1990s and no paleontological resources were found. Therefore, potential Project
23 impacts to paleontological resources are not expected and are considered to be
24 less than significant. However, construction or development activities may
25 uncover paleontological resources. Pursuant to State CEQA Guidelines Section
26 15091, subdivision (a)(1), changes or alternatives have been required in, or
27 incorporated into, the Project which avoid or substantially lessen the significant
28

1 environmental effect identified in the Final EIR. Mitigation measures MM
2 Cultural 1, MM Cultural 2, and MM Cultural 3, and MM Cultural A are to be
3 implemented to prevent the potential for significant impacts. (Draft EIR, pp. 4.5-
4 8 to 4.5-9.) Amendment of MM Cultural 1 and MM Cultural 2 and the addition
5 of MM Cultural A by the Final EIR will not result in a change to the findings of
6 significance determined in the Draft EIR. These mitigation measures will reduce
7 impacts from the accidental uncovering of paleontological resources to below the
8 level of significance by ensuring that any accidentally discovered and uncovered
9 resources are carefully monitored, evaluated, and properly handled. (Draft EIR, p.
10 4.5-7.)

11 Build-out under the RCIP General Plan has the potential to adversely affect
12 cultural resources, and cumulatively contribute significantly to the loss of these
13 resources. However, implementation of the General Plan's policies and RCIP
14 EIR mitigation measures would reduce the potential impacts on cultural and
15 paleontological resources to below the level of significance. (Draft EIR, p. 6.0-
16 17.) For the proposed Project, no evidence of archaeological resources was
17 observed during a archaeological impact assessment. Grading and construction is
18 not anticipated to result in any significant impacts to cultural or historic resources
19 or indirect impacts to cultural resources. (Draft EIR, pp. 6.0-17 to 6.0-18.)
20 Prehistoric resources may be identified in buried context and impacted during
21 Project-related excavations, but can be mitigated to below the level of
22 significance through the implementation of mitigation measures. (Draft EIR, p.
23 6.0-18.) The entire site Mira Loma Commerce Center was mass graded in the
24 1990s and no paleontological resources were found. Therefore, potential impacts
25 to paleontological resources are not expected and are considered to be less than
26 significant. In the unlikely event that construction/development activities
27 uncovers paleontological resources, potential impacts to these paleontological
28

1 resources can be mitigated to below the level of significance through the
2 implementation of mitigation measures. (Draft EIR, pp. 6.0-17 to 18.)

3 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
4 alternatives have been required in, or incorporated into, the Project which avoid or
5 substantially lessen the significant environmental effect identified in the Final
6 EIR. Mitigation measures have been incorporated into the Cultural Resources
7 section of the Draft EIR that will reduce Project-related impacts due to
8 accidentally discovered historical, archaeological and/or paleontological resources
9 to less than significant levels. (Draft EIR, p. 6.0-18; see also *infra* discussion of
10 mitigation.) After incorporation of mitigation measures, potential adverse impacts
11 associated with cumulative impacts will be reduced to a less than significant level.
12 (Draft EIR, p. 6.0-18.)

13 2. Mitigation:

14 The proposed Project has been modified to mitigate or avoid the potentially
15 significant impacts – such that any remaining impacts are less than significant –
16 by the following mitigation measures, which are hereby adopted and will be
17 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

18 Mitigation Measure Cultural 1: If during ground disturbance activities, unique
19 cultural resources are discovered that were not assessed by the archaeological
20 report conducted prior to Project approval, the following procedures shall be
21 followed. Unique cultural resources are defined, for this condition, as being
22 multiple artifacts in close association with each other, but may include fewer
23 artifacts if the area of the find is determined to be of significance due to its sacred,
24 cultural, or historical importance. (Final EIR, p. 1.0-55.)

- 25 1. All ground disturbance activities within 100 feet of the discovered cultural
26 resource shall be halted until a meeting is convened between the developer,
27 the archaeologist, a Native American tribal representative, and the Planning
28

1 Director to discuss the significance of the find. (Final EIR, p. 1.0-55.)

2 2. At the meeting, the significance of the discoveries shall be discussed and
3 after consultation with the Native American tribal representative and the
4 archaeologist, a decision shall be made, with the concurrence of the Planning
5 Director, as to the appropriate mitigation (documentation, recovery,
6 avoidance, etc.) for the cultural resources. (Final EIR, p. 1.0-55.)

7 3. Grading or further ground disturbance shall not resume within the area of
8 the discovery until an agreement has been reached by the archaeologist, with
9 the concurrence of the Planning Director, as to the appropriate mitigation.
10 (Final EIR, p. 1.0-55.)

11 Mitigation Measure Cultural 2: If human remains are encountered, State Health
12 and Safety Code section 7050.5 states that no further disturbance shall occur until
13 the County Coroner has made a determination of origin and disposition pursuant
14 to Public Resources Code section 5097.98. The County Coroner shall be notified
15 of the find immediately. Further, pursuant to Public Resources Code section
16 5097.98(b), remains shall be left in place and free from disturbance until a final
17 decision as to the treatment and disposition has been made. If the County Coroner
18 determines the remains to be Native American, the coroner shall notify the Native
19 American Heritage Commission within the period specified by law.
20 Subsequently, the Native American Heritage Commission shall identify and
21 notify the appropriate Native American Tribe who is the "most likely
22 descendant." The most likely descendant shall then make recommendations and
23 engage in consultation with the County and the property owner concerning the
24 treatment of the remains as provided in Public Resources Code section 5097.98.
25 (Final EIR, p. 1.0-55 to 1.0-56.)

26 Mitigation Measure Cultural 3: Should construction/development activities
27 uncover paleontological resources, work shall be moved to other parts of the
28

1 Project site and a qualified paleontologist shall be contacted to determine the
2 significance of these resources. If the find is determined to be significant,
3 avoidance or other appropriate measures shall be implemented. Appropriate
4 measures would include that a qualified paleontologist be permitted to recover
5 and evaluate the find(s) in accordance with current standards and guidelines.
6 (Draft EIR, p. 4.5-9.)

7 Mitigation Measure Cultural A: Prior to the issuance of grading permits, a
8 qualified archaeologist (pursuant to the Secretary of the Interior's standards and
9 County guidelines) shall be retained by the Project developer/permittee for limited
10 archaeological monitoring of the grading with respect to potential impacts to
11 potential subsurface archaeological and/or cultural resources. A pre-grading
12 meeting between the archaeologist and the excavation and grading contractor
13 shall take place to outline the procedures to be followed if buried materials of
14 potential historical, cultural or archaeological significance or paleontological
15 resources are accidentally discovered during earth-moving operations and to
16 discuss the implementation of mitigation measures MM Cultural 1, MM Cultural
17 2 and MM Cultural 3. During grading operations, when deemed necessary in the
18 professional opinion of the retained archaeologist (and/or as determined by the
19 Planning Director), the archaeologist, the archaeologist's on-site
20 representative(s), and any the Native American tribal representative(s) (if any
21 Native American cultural or burial deposits are uncovered) shall actively monitor
22 all Project-related grading and shall have the authority to temporarily divert,
23 redirect, or halt grading activity to allow recovery of archaeological and/or
24 cultural resources. Prior to the issuance of grading permits, a copy of a fully
25 executed archaeological services contract including the NAME, ADDRESS and
26 TELEPHONE NUMBER of the retained archaeologist shall be submitted to the
27 Planning Department and the Department of Building and Safety Grading
28

1 Division. (Final EIR, pp. 1.0-54 to 1.0-55.)

2 If the retained archaeologist finds no potential for impacts to archaeological
3 and/or cultural resources after monitoring of initial clearing, grubbing, and cuts
4 have been conducted, a detailed letter shall be submitted to the Planning
5 Department certifying this finding by the retained qualified archaeologist. (Final
6 EIR, p. 1.0-55.)

7 K. Geology and Soils

8 1. Impacts:

9 The proposed Project would not expose people or structures to potentially
10 substantial adverse effects, including the risk of loss, injury, or death involving
11 rupture of a known earthquake fault. (Draft EIR, p. 4.6-7.) The Project site is not
12 located within either an Alquist-Priolo Earthquake Fault Zone or a County Fault
13 Zone. The closest known active faults are the San Jose fault located
14 approximately 6 miles northwest of the site and the Cucamonga fault located
15 approximately 9 miles northwest of the site. Due to the distance of the risk of
16 surface rupture due to an earthquake is not expected to impact development of the
17 Project site. No Project-specific mitigation measures are required since no
18 significant adverse impacts are anticipated.

19 The proposed Project would not expose people or structures to potentially
20 substantial adverse effects, including the risk of loss, injury, or death involving
21 seismic-related ground failure, including liquefaction. (Draft EIR, p. 4.6-7.) The
22 Project site does not lie within an area of low liquefaction susceptibility as shown
23 by the RCIP General Plan's Safety Element. The geotechnical studies indicate
24 that the potential for liquefaction at the Project site is considered to be very low.
25 No Project-specific mitigation measures are required since no significant adverse
26 impacts are anticipated.

27 The proposed Project would not expose people or structures to potentially
28

1 substantial adverse effects, including the risk of loss, injury, or death involving
2 strong seismic ground shaking and other geologic hazards such as seiche,
3 mudflow or volcanic hazard. (Draft EIR, p. 4.6-8.) The Project site is located,
4 along with the majority of Western Riverside County, within a zone of very high
5 (30-40% g) general ground-shaking risk, as shown in the RCIP General Plan's
6 Safety Element. The closest known active faults are the San Jose fault, 6 miles
7 northwest, and the Cucamonga Fault, 9 miles northwest of the site. Other faults
8 include the Chino fault, 10 miles southwest, the Elsinore fault, 12 miles
9 southwest, and the San Andreas fault, 18 miles northeast. Due to the distance of
10 faults, the risk of surface rupture is not expected to impact the Project site. (Draft
11 EIR, pp. 4.6-7 to 8.) A maximum horizontal ground acceleration of 0.37g may
12 occur from a 7.0 earthquake along the Cucamonga fault. Ground shaking from
13 other active faults is expected to be lower. The Project will follow engineering
14 and design parameters in accordance with the most recent edition of the UBC
15 and/or the Structural Engineers Association of California parameters, as required
16 in standard conditions of approval. Therefore, ground-shaking is expected to
17 cause less than significant impacts to the Project. (Draft EIR, p. 4.6-8.) The
18 USGS topographic maps do not depict close proximity of any steep slopes that
19 could generate mudflow, large bodies of water that could produce seiches, or
20 volcanoes. Therefore, there is no impact from these hazards, and no Project-
21 specific mitigation measures are required.

22
23 The proposed Project would not be located on a geologic unit or soil that is
24 unstable, or that would become unstable as a result of the Project, and will not
25 potentially result in on- or off-site landslide, lateral spreading, collapse, rockfall
26 hazards or ground subsidence. (Draft EIR, p. 4.6-9.) The Project site is suitable
27 from a geotechnical standpoint, provided that the geotechnical studies are
28 followed. The Project will be required to comply with the regulatory

1 requirements of the California Building Code (Title 24 of the California Code of
2 Regulations) and Riverside County's building ordinance (Ordinance No. 457).
3 Compliance with these regulations will adequately address all site-related soil
4 conditions and therefore the any impact related to a potential instability of the
5 Project site's geologic unit or soil will be less than significant. No Project-
6 specific mitigation measures are required since no significant adverse impacts are
7 anticipated.

8 The proposed Project would not result in any increase in water erosion either on
9 or off site. (Draft EIR, p. 4.6-9.) There are no rivers, streams, or lakes on the
10 Project site. There is a drainage channel approximately 600 feet to the east.
11 Standard construction procedures and Best Management Practices (BMPs)
12 through the required National Pollutant Discharge Elimination System (NPDES)
13 construction permit will be followed to minimize erosion. The San Sevaine Flood
14 Control Channel is a concrete lined channel, which will receive storm water
15 runoff from the Project site. No impacts to the channel are anticipated. During
16 construction the removal of topsoil, grading, excavation, and trenching may result
17 in an increase in runoff, but will be short-term. No Project-specific mitigation
18 measures are required since no significant adverse impacts are anticipated.

19 The proposed Project would not change the topography or ground surface relief
20 features, create cut or fill slopes greater than 2:1 or higher than 10 feet, or result in
21 grading that affects or negates subsurface sewage disposal systems. (Draft EIR, p.
22 4.6-10.) The topography at the Project site and in the immediate vicinity is
23 relatively flat and was mass graded and filled. The scale is consistent with
24 construction in the area. Sewer service to the Project area is provided by the
25 Jurupa Community Services District and there are no subsurface disposal systems
26 within the area that will be impacted by Project construction. Therefore, there
27 will be no Project impacts related to a change in topography, the creation of steep
28

1 or high cut and fill slopes or subsurface sewage disposal systems. No Project-
2 specific mitigation measures are required since no significant adverse impacts are
3 anticipated.

4 The proposed Project would not result in substantial soil erosion or the loss of
5 topsoil. (Draft EIR, p. 4.6-10.) The Project site is not within an area of wind
6 erosion or blowsand, but is located within the County's Agricultural Dust Control
7 Area No. 1, under Ordinance No. 484, prohibiting disturbance of land without
8 protection to prevent the soil from being blown onto other property and roads. All
9 grading will be in compliance with existing regulations, such as the NPDES
10 permit, and will use BMPs to prevent wind erosion. Compliance with these
11 mandatory requirements will reduce any wind erosion to less than significant. No
12 Project-specific mitigation measures are required since no significant adverse
13 impacts are anticipated.

14 The proposed Project would not be located on expansive soil, as defined in Table
15 18-1-B of the Uniform Building Code, and would not create a substantial risk to
16 life or property. (Draft EIR, p. 4.6-10.) The geotechnical studies found that upper
17 the soil materials are granular and considered not critically expansive, and thus
18 specialized construction procedures to resist expansive soil forces are not
19 required. No Project-specific mitigation measures are required since no
20 significant adverse impacts are anticipated.

21 The proposed Project would not change the site's deposition, siltation or erosion
22 which may modify the channel of a river or stream or the bed of a lake. (Draft
23 EIR, p. 4.6-11.) The proposed Project will not substantially alter existing
24 drainage or streams. There are no blue-line streams or rivers depicted on the
25 USGS topographic maps within one-half mile of the Project site, and no signs of a
26 natural water courses in the area that could be impeded by substantial erosion or
27 siltation related to Project. (Draft EIR, p. 4.6-10.) By preparing a site-specific
28

1 Storm Water Pollution Prevention Plan (SWPPP), the Project demonstrates
2 control and containment of erosion and siltation. (Draft EIR, pp. 4.6-10 to 4.6-
3 11.) Reduced infiltration due to paving could lead to increased volumes of storm
4 flows entering San Sevaine Channel. However, the channel was designed to
5 convey the area's 100-year storm event and water that will be generated from the
6 Project, and it is concrete lined. Therefore, compliance with standard regulatory
7 requirements will result in the proposed Project having no impact related to
8 deposition, siltation or erosion modifying the channel of a river or stream or the
9 bed of a lake. No Project-specific mitigation measures are required since no
10 significant adverse impacts are anticipated.

11 The proposed Project would not be impacted by or result in an increase in wind
12 erosion and blowsand, either on or off site. (Draft EIR, p. 4.6-11.) The Project
13 site is not within an area of Wind Erosion or Blowsand, but it is located within the
14 County's Agricultural Dust Control Area No. 1, under Ordinance No. 484, which
15 prohibits disturbance of land without protection to prevent the soil from being
16 blown onto other property and roads. All grading will be in compliance with
17 existing regulations, such as the NPDES permit, and will be required to use BMPs
18 to prevent wind erosion. Compliance with these mandatory requirements will
19 reduce any wind erosion or blowsand to levels that are less than significant. No
20 Project-specific mitigation measures are required since no significant adverse
21 impacts are anticipated.

22 With regards to cumulative geological impacts, geologic hazards, including fault
23 rupture hazards, ground shaking, liquefaction, landslides and rockfalls,
24 seismically-induced settlement, subsidence and collapsible soils, and soil erosion
25 and loss of topsoil were addressed in the RCIP EIR. Cumulatively, build-out of
26 the RCIP General Plan will contribute significantly to the increased exposure of
27 people and property to seismic, slope, soil instability and wind hazards. However,
28

1
2 these impacts will be reduced to below the level of significance through
3 implementation of General Plan policies, RCIP General Plan EIR mitigation
4 measures, and existing regulatory requirements. (Draft EIR, p. 6.0-18.) Potential
5 impacts related to proximity to known fault zones, landslide risk, seiches,
6 mudflows, volcanic hazards, expansive soils, sediment deposition, liquefaction,
7 and the creation of cut or fill slopes greater than 2:1 or higher than 10 feet were all
8 found to be less than significant in the NOP for this Project (Draft EIR, Appendix
9 A) and potential impacts from ground shaking risks, ground subsidence, soil
10 erosion, changes in topography or ground surface relief feature and wind erosion
11 were also found to be less than significant. The potential geologic hazards that
12 would affect this development have been addressed in the RCIP General Plan
13 EIR, and there will be no cumulative impact beyond that addressed in the RCIP
14 General Plan EIR. (Draft EIR, pp. 6.0-18 to 6.0-19.) No mitigation measures are
15 required. (Draft EIR, p. 6.0-19.)

16 2. Mitigation:

17 No Project-specific mitigation measures are required.

18 L. Hazards and Hazardous Materials

19 1. Impacts:

20 The proposed Project would not create a significant hazard to the public or the
21 environment through the routine transport, use, or disposal of hazardous materials.
22 (Draft EIR, p. 4.7-4.) Plot Plan 17788 and Plot Plan 16979 are to be used for
23 warehousing/distribution and the site is zoned M-M, Manufacturing-Medium, a
24 compatible zone for this use. The M-M zoning designation allows certain land
25 uses which might use hazardous materials. However, as proposed, the Project
26 will not involve the routine transport, use or disposal of hazardous materials. The
27 remainder of the site is zoned M-M, Manufacturing-Medium, and I-P, Industrial
28 Park, and the use is speculative at this time. Future use of hazardous materials

1 would be subject to standard Riverside County Department of Environmental
2 Health policies and permitting procedures. Therefore, the impact is less than
3 significant, and no Project-specific mitigation measures are required since no
4 significant adverse impacts are anticipated.

5
6 The proposed Project would not create a significant hazard to the public or the
7 environment through reasonably foreseeable upset and accident conditions
8 involving the release of hazardous materials into the environment. (Draft EIR, p.
9 4.7-4.) The Project proposes business park and warehouse/distribution facilities,
10 without the emission of hazardous emissions from non-vehicular sources or
11 handling of hazardous or acutely hazardous materials, substances, or waste.
12 Emissions from vehicles are discussed in the Air Quality section. Should the use
13 of hazardous materials be proposed on the site in the future, the use would be
14 subject to standard Riverside County Department of Environmental Health
15 policies and permitting procedures. Therefore, the impact is less than significant,
16 and no Project-specific mitigation measures are required since no significant
17 adverse impacts are anticipated.

18 The proposed Project would not impair the implementation of, or physically
19 interfere with, an adopted emergency response plan or emergency evacuation
20 plan. (Draft EIR, p. 4.7-4.) The Project site will have an access road, thereby
21 allowing for access of emergency response vehicles, and accordingly, will not
22 physically interfere or impact the implementation of adopted emergency response
23 plans for the County. Therefore, impacts will be less than significant, and no
24 Project-specific mitigation measures are required since no significant adverse
25 impacts are anticipated.

26 The proposed Project would not emit hazardous emissions or handle hazardous or
27 acutely hazardous materials, substances, or waste within one-quarter mile of an
28 existing or proposed school. (Draft EIR, p. 4.7-5.) The Project proposes business

1 park and warehouse/distribution facilities that will not emit hazardous emissions
2 or handle hazardous or acutely hazardous materials, substances, or waste. The
3 nearest schools to the Project site are Mission Bell Elementary School located
4 approximately 3/4 mile to the southeast, Granite Hill Elementary School
5 approximately 1 1/4 mile to the east, and Jurupa Valley High School located
6 approximately 1 1/4 mile south of the Project site. Therefore, the Project will not
7 impact existing or proposed schools within one-quarter mile, and no Project-
8 specific mitigation measures are required since no significant adverse impacts are
9 anticipated.

10 The proposed Project would not result in an inconsistency with an Airport Master
11 Plan or require review by the Airport Land Use Commission. (Draft EIR, p. 4.7-
12 6.) The Project site is within the mapped safety clearance zones associated with
13 the Ontario International Airport that regulates building heights. Typical building
14 heights would not exceed the allowable height. Therefore, the proposed Project is
15 consistent with the Plan, will not require review by the Airport Land Use
16 Commission, and there will be no impact. No Project-specific mitigation
17 measures are required since no significant adverse impacts are anticipated.

18 The proposed Project would not exceed the allowable heights under mapped
19 safety clearance zones associated with the Ontario Airport, and thus would not
20 result in a safety hazard for people working in the Project area, as it pertinent to
21 operating in proximity to Ontario Airport. (Draft EIR, p. 4.7-6.) Other than the
22 Project's location within the mapped safety clearance zones for Ontario Airport,
23 the Project is not located within an airport land use plan. Nonetheless, the Project
24 is not anticipated to result in any safety hazard for people working in the Project
25 area, because the buildings for the Project would be within the regulated height
26 standards pertaining to the airport's safety clearance zones. The Project is not
27 within the vicinity of a private airstrip, the Project is not within the vicinity of a
28

1 private airstrip or heliport, (Draft EIR, Appendix A; Draft EIR, p. 4.7-6.) The
2 Project would not result in a safety hazard for people working in the Project area,
3 and no Project-specific mitigation measures are required since no significant
4 adverse impacts are anticipated.

5 The proposed Project will not expose people or structures to a significant risk of
6 loss, injury or death involving wildland fires, including where wildlands are
7 adjacent to urbanized areas or where residences are intermixed with wildlands.
8 (Draft EIR, p. 4.7-6.) The Project site is not located within a Hazardous Fire
9 Area, as designated by the Riverside County General Plan. Therefore there will
10 be no impact, and no Project-specific mitigation measures are required since no
11 significant adverse impacts are anticipated.

12 The proposed Project would not be located on a site which is included on a list of
13 hazardous materials sites compiled pursuant to Government Code Section
14 65962.5 and, as a result, would not create a significant hazard to the public or the
15 environment. (Draft EIR, p. 4.7-5.) The proposed Project is not located on a
16 hazardous materials site list and a Phase I Environmental Site Assessment of the
17 site revealed no evidence of recognized environmental conditions related to
18 hazardous materials in connection with the Project site. However, the Phase I
19 Environmental Site Assessment Report did identify soil piles with concrete,
20 asphalt, construction debris, minor household waste, and abandoned tires on the
21 Project site. The currently undeveloped Project site is not contaminated and no
22 mechanism is needed to initiate any required further investigation and/or
23 warranted remediation. There is no evidence that hazardous materials or wastes
24 were stored at the Project site, and no release of a hazardous material has taken
25 place, therefore no further studies are warranted. (Draft EIR, p. 4.7-5.)
26 Nonetheless, as a precaution against potential impacts, the report recommended
27 that these piles be properly disposed of. Therefore, mitigation measure MM
28

1 Hazards 1 was included in the Draft EIR to require the removal of these soil piles
2 from the Project site, which will ensure that potential impacts remain less than
3 significant. (Draft EIR, pp. 4.7-5 to 4.7-6.) As an additional precaution, the Final
4 EIR has added mitigation measure MM Hazards 2 for inspecting the Project site
5 prior to construction to look for further evidence of contamination. (Final EIR, p.
6 1.0-56.) The mitigation measure added by the Final EIR will not result in a
7 change in the level of significance. Notwithstanding the finding that no hazardous
8 materials were found on-site, pursuant to State CEQA Guidelines section 15091,
9 subdivision (a)(1), changes or alternatives have been required in, or incorporated
10 into, the Project which avoid or substantially lessen the potentially significant
11 environmental effect identified in the Final EIR.

12 2. Mitigation:

13 The proposed Project has been modified to mitigate or avoid the potentially
14 significant impacts – such that any remaining impacts are less than significant –
15 by the following mitigation measures, which are hereby adopted and will be
16 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Hazards 1: Soil piles, with pieces of cement, asphalt,
18 construction debris and minor household trash, abandoned tires, concrete chunks
19 and asphalt chunks located on portions of the Project site shall be property
20 disposed of according to applicable laws and regulations. (Draft EIR, p. 4.7-7.)

21 Mitigation Measure Hazards 2: A pre-construction inspection of each plot plan
22 site shall be conducted by a qualified environmental professional to look for
23 contaminated soil as evidenced by discoloration, odors, differences in soil
24 properties, abandoned underground tanks or pipes or buried debris. If
25 contaminated soil is encountered during the pre-construction inspection or during
26 site development, work will be halted and site conditions will be evaluated by a
27 qualified environmental professional. The results of the evaluation will be
28

1 submitted to the County of Riverside Department of Environmental Health, and
2 the appropriate response/remedial measures will be implemented, as directed by
3 County of Riverside Department of Environmental Health, or other applicable
4 oversight agency, until all specified requirements of the oversight agencies are
5 satisfied and a “no-further-action” status is attained. Fill material imported from
6 other areas shall be tested to assess that it is suitable to be used as fill, including
7 testing for unsafe levels of hazardous materials, prior to placement on site. (Final
8 EIR, p. 1.0-56.)

9 M. Hydrology and Water Quality

10 1. Impacts:

11 The proposed Project would not deplete ground water supplies or interfere with
12 ground water recharge. (Draft EIR, p. 4.8-16.) Jurupa Community Services
13 District (JCSD) is the provider of domestic potable water to the Project area
14 supplied by JCSD groundwater from wells in the Chino Basin. The proposed
15 Project does not include groundwater extraction wells, but is served from local
16 groundwater. The Project will be supplied with potable water from existing water
17 lines located in Dulles Drive and De Forest Circle. The Project site is located
18 within the Chino III groundwater subbasin and will reduce the area of pervious
19 surface by between 75 to 90 percent on individual plot plan sites, thereby
20 decreasing the potential for groundwater recharge. Each of the Project lots have
21 been mass graded and compacted, would not allow for significant amounts of
22 recharge, and do not represent ground water recharge sites for the MLCC. Due to
23 the Project's small size in relationship to the total size of the groundwater
24 subbasins, there will not be a substantial effect upon groundwater recharge within
25 the groundwater subbasin and the proposed Project should not interfere with the
26 groundwater table. Therefore, the proposed Project is not expected to
27 significantly affect the ground water levels and groundwater recharge. Less than
28

1 significant impacts are expected, and no Project-specific mitigation measures are
2 required since no significant adverse impacts are anticipated.

3 The proposed Project would not place structures in a 100-year flood hazard area
4 that would impede or redirect flood flows; the Project would not increase the rate
5 or amount of surface runoff which would result in flooding on or off-site; and the
6 Project would not place housing within a 100-year flood hazard area as mapped
7 on a federal Flood Hazard Boundary or Flood Insurance Rate Map. (Draft EIR, p.
8 4.8-17.) The Project would not impede or redirect flows as there are no
9 discernable natural water courses that travel through the site. The construction of
10 the proposed Project would change the drainage so that the run off of the Project
11 lots would flow into adjacent storm drains and then into San Sevaine Channel.
12 According to the FEMA Flood Insurance Rate Map, the subject property is not
13 located within a 100-year flood zone or a 500-year flood zone. No housing is part
14 of the planned Project. Therefore, impacts are considered less than significant,
15 and no Project-specific mitigation measures are required since no significant
16 adverse impacts are anticipated.

17 The proposed Project would not expose people or structures to a significant risk of
18 loss, injury, or death involving flooding, including flooding as a result of the
19 failure of a levee or dam. (Draft EIR, p. 4.8-18.) Dam failure and subsequent
20 inundations are considered very unlikely and would most likely result only from a
21 catastrophic event. South of the Prado Dam are various areas affected by
22 potential dam inundation. However, the proposed Project is located
23 approximately 5 miles northwest and upstream to the closest dam inundation area
24 of the Prado Dam. The proposed Project will not place structures within a 100-
25 year or 500-year flood zone. No other flooding potential has been identified.
26 Impacts will be less than significant, and no Project-specific mitigation measures
27 are required since no significant adverse impacts are anticipated.
28

1 The proposed Project would not significantly change the absorption rates or the
2 rate and amount of surface runoff or change the amount of surface water in any
3 water body. (Draft EIR, p. 4.8-18.) Reduced on-site infiltration related to
4 increased pavement over the site's surface could lead to increased volumes and/or
5 velocities of storm flows entering the San Sevaine Channel. However, as planned
6 with the San Sevaine MDP, the Channel was designed to convey the area's 100-
7 year storm event. The potential impact resulting from the change in the
8 absorption rate of the Project site will be less than significant. The Project is not
9 located near any water body. The quantity of water from the Project site that will
10 be entering the San Sevaine Channel will not have an impact on the amount of
11 surface water in any water body. No Project-specific mitigation measures are
12 required since no significant adverse impacts are anticipated.

13 The proposed Project would not expose people or structures to inundation by
14 seiche, tsunami, or mudflow. (Draft EIR, p. 4.6-8.) USGS topographic maps do
15 not depict steep slopes which could generate mudflow or large bodies of water
16 which could produce earthquake-induced seiche which would affect the proposed
17 Project. There are no volcanoes near the Project site. Therefore, there is no
18 impact from seiche, tsunami, or mudflows affecting the Project site that will
19 expose people or structures to potentially substantial adverse effects, and no
20 Project-specific mitigation measures are required since no significant adverse
21 impacts are anticipated.

22 Without mitigation, the Project may violate water quality standards or waste
23 discharge requirements that could result in the general degradation of water
24 quality. The proposed Project will not discharge into a water body impaired for
25 sedimentation/siltation or turbidity. Therefore, during construction, a sampling
26 and monitoring plan for sedimentation is not required. However, a sampling and
27 analysis program is required during construction when one or both of the
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1 following instances occurs: (1) visual inspections indicate that there has been a
2 break, malfunction, leakage, or spill from a BMP that could result in the discharge
3 of pollutants in storm water; and/or (2) storm water comes into contact with soil
4 amendments, exposed stockpiles of construction materials, or contaminated soils,
5 and this storm water is allowed to discharge offsite. (Draft EIR, p. 4.8-13.)
6 During operation, tenants may be required to obtain an Industrial Storm Water
7 General Permit Order 97-03-DWQ requiring implementation of management
8 measures that will achieve certain performance standards and monitoring. The
9 Project's receiving water bodies are San Sevaine Channel, Reach 3 of the Santa
10 Ana River, Prado Basin and Chino groundwater sub-basin III. Reach 3 of the
11 Santa Ana River, is listed as impaired for pathogens on the Clean Water Act's
12 Section 303(d) list. Bacteria and virus pathogens have been typically identified
13 only if the land use involves animal waste. Since the Project's six plot plans will
14 not entail the use of animal waste, the Project will not contribute to this existing
15 condition. (Draft EIR, p. 4.8-14.) In order to reduce the discharge of expected
16 pollutants (oil & grease, trash & debris, organic compounds and metals), the
17 Project proponent will be required to be in compliance with the WQMP. As such,
18 a WQMP will be processed with the six plot plans proposed by the Project. The
19 Project includes treatment and capture of its expected pollutants with Best
20 Management Practices, including grassy swales located on Plot Plan 18876 and
21 Plot Plan 18877, catch basins filters and stormfilter treatment units. (Draft EIR,
22 p. 4.8-15.) Because the site will be a source of oil & grease, trash & debris,
23 organic compounds, and metals in storm water discharges, and since the Project
24 includes grassy swales, catch basins filters and stormfilter treatment units which
25 generally have a medium/high efficiency removal for these pollutants, the Project
26 is not considered to have a significant effect related to violating water quality
27 standards. Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1),
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1 changes or alternatives have been required in, or incorporated into, the Project
2 which avoid or substantially lessen the significant environmental effect identified
3 in the Final EIR. Mitigation measures MM Hydro 1, MM Hydro 2 and MM
4 Hydro 3 will ensure compliance and implementation of appropriate regulations
5 that require obtaining permits and developing plans related to protecting water
6 quality, as well as helping to implement BMPs related to water quality protection.
7 By implementing these mitigation measures and complying with NPDES permit
8 requirements (*i.e.*, WQMP), impacts related to violating water quality standards
9 will be substantially lessened to a level that is considered less than significant.
10 (Draft EIR, p. 4.8-15.)

11 Without mitigation, the Project may alter the existing drainage pattern of the site
12 or area in a manner which would result in substantial erosion or siltation on- or
13 off-site. (Draft EIR, p. 4.8-15.) There are no blue-line streams or rivers depicted
14 on the USGS topographic maps within one-half mile of the Project site. No signs
15 of a natural water course, stream, or river exist on-site or in the area that could be
16 impeded by substantial erosion or siltation related to Project. The Project will
17 discharge into a concrete-lined flood control channel, and will result in the
18 construction of impervious surfaces, which may result in additional runoff. By
19 preparing the SWPPP, a part of this NPDES permit, the Project demonstrates its
20 compliance with the requirement to control and contain erosion and siltation in its
21 runoff. Increased pavement could lead to increased volumes and/or velocities of
22 storm flows entering the San Sevaine Channel. However, the Project will not
23 create a higher potential for erosion offsite since the Channel can convey the
24 water that will be generated from the impervious surfaces and was designed to
25 convey the area's 100-year storm event. The Final WQMP will contain the after-
26 construction hydrological engineering calculations, and could include
27 management measures such as pervious pavement; vegetated swales; catch basins
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1 filters and stormfilter treatment units infiltration basins; and velocity dissipation
2 devices at storm drain outfall structures. The Final WQMP will identify all the
3 Pollutants of Concern (POCs) and substantiate with calculations how on-site
4 BMPs will treat all POCs before the run-off exits the site; so the water will not
5 have negative effects downstream. Pursuant to State CEQA Guidelines section
6 15091, subdivision (a)(1), changes or alternatives have been required in, or
7 incorporated into, the Project which avoid or substantially lessen the significant
8 environmental effect identified in the Final EIR. By developing and
9 implementing a Final WQMP, incorporation of mitigation measure MM Hydro 2,
10 which requires completion of the Final WQMP, and a "fair share" contribution to
11 the ADP, any significant effects will be substantially lessened related to existing
12 drainage patterns in a manner that would result in substantial erosion or siltation.
13 After implementing these measures, impacts can be considered less than
14 significant after mitigation. (Draft EIR, pp. 4.8-15 to 4.8-16.)

15 Without mitigation, the Project may contribute new sources of polluted runoff that
16 would impact water quality. However, impacts to storm water drainage capacity
17 and impacts that otherwise substantially degrade water quality are considered less
18 than significant. (Draft EIR, pp. 4.8-17 to 18.) The Project will utilize the San
19 Sevaine Channel and would not require a new storm drain connection. The
20 capacity is approximately 12,300 cubic feet per second, and the channel is
21 concrete-lined and was constructed to carry flows from a 100-year storm event.
22 Therefore, the Project's total expected storm water runoff has been planned for
23 and will be accommodated by the current facilities, and impacts to storm water
24 drainage capacity are considered less than significant. (Draft EIR, p. 4.8-17.) The
25 Project will add large amounts of impervious surfaces, thereby allowing less
26 water to percolate into the ground and generating more surface runoff. Paved
27 areas will collect dust, soil, oil, grease, trash and debris present in surface water
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1 runoff. The Project will be required through compliance with the WQMP to
2 effectively treat all pollutants (sediment/turbidity, nutrients, oil & grease, trash &
3 debris, oxygen demanding substances, pesticides, and metals) expected to be
4 generated and for which downstream waters are impaired, which may include
5 placement of storm drain inlet filters to remove sediments, oil and grease;
6 vegetated swales to enhance nutrient removal; and a sediment detention basin.
7 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
8 alternatives have been required in, or incorporated into, the Project which avoid or
9 substantially lessen the significant environmental effect identified in the Final
10 EIR. The Project involves developing and implementing the WQMP,
11 incorporating mitigation measure MM Hydro 2 to require development of the
12 WQMP, and incorporating MM Hydro 3 which requires tenants to ensure that
13 they comply with requirements for industrial activities permits. By incorporating
14 these measures, the Project will be required to follow certain regulations which
15 trigger treatment measures to be included in the Project for various site-specific
16 pollutants in storm water. Therefore, upon implementation of these measures, the
17 Project is considered to have a less than significant impact related to new sources
18 of polluted runoff. (Draft EIR, pp. 4.8-17 to 4.8-18.)

19 With regards to cumulative hydrology/water quality impacts, according to the
20 RCIP General Plan EIR, build-out within presently vacant unincorporated areas of
21 Riverside County will result in an increase in residential and non-residential
22 structures and associated facilities, increasing the amount of area in impermeable
23 surfaces, thereby limiting the amount of ground infiltration during storm events
24 and increasing the volume and rate of storm runoff. Implementation of existing
25 regulatory requirements, General Plan policies and RCIP General Plan EIR
26 mitigation measures will reduce hydrological and water quality impacts to below
27 the level of significance. (Draft EIR, p. 6.0-19.)
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1 The Project site is located approximately 1.5 miles west and northwest of the
2 Santa Ana River and is not traversed by any tributaries (Draft EIR, p. 6.0-19.),
3 and will discharge into a concrete-lined flood control channel. The Project's
4 impervious surfaces may result in additional runoff. The Project proponent will
5 be required to prepare a site-specific Storm Water Pollution Prevention Plan
6 (SWPPP) in accordance with the State Water Resources Control Board's
7 (SWRCB) General Permit for Construction Activities, which demonstrates its
8 compliance with the requirement to control and contain erosion and siltation in its
9 runoff. (Draft EIR, p. 6.0-20.) The Project will not create a higher potential for
10 erosion offsite since the San Sevaine Channel is designed to convey the water
11 from the Project and the area's 100-year storm. (Draft EIR, p. 6.0-20.) The
12 Project's Final WQMP will identify all the Pollutants of Concern (POCs) and
13 substantiate with calculations how on-site BMPs will treat all POCs before the
14 run-off exits the site. By developing and implementing a Final WQMP,
15 incorporation of mitigation measure MM Hydro 2 which highlights the
16 requirement to prepare the Final WQMP, and a "fair share" contribution to the
17 ADP, any significant effects will be substantially lessened related to existing
18 drainage patterns in a manner that would result in substantial erosion or siltation.
19 (Draft EIR, p. 6.0-20.) By complying with regulatory requirements and with
20 identified mitigation measures, Project-related and cumulative hydrology and
21 water quality impacts will be less than significant. (Draft EIR, p. 6.0-20; see
22 *supra* discussion of mitigation on Project-related impacts.) Pursuant to State
23 CEQA Guidelines Section 15091, subdivision (a)(1), changes or alternatives have
24 been required in, or incorporated into, the Project which avoid or substantially
25 lessen the significant environmental effect identified in the Final EIR. Mitigation
26 measures, as listed below and further discussed above, will reduce Project-related
27 impacts to water quality by requiring compliance with NPDES and other
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1 regulatory requirements. (Draft EIR, p. 6.0-21.) After incorporation of these
2 mitigation measures, potential adverse impacts associated with cumulative
3 impacts will be reduced to a less than significant level. (Draft EIR, p. 6.0-21.)

4 2. Mitigation:

5 The proposed Project has been modified to mitigate or avoid the potentially
6 significant impacts – such that any remaining impacts are less than significant –
7 by the following mitigation measures, which are hereby adopted and will be
8 implemented as provided in the Mitigation, Monitoring, and Reporting Program.

9 Mitigation Measure Hydro 1: In order to mitigate impacts related to water quality
10 resulting from construction of the Project, the Project proponent or their developer
11 shall obtain coverage under the appropriate NPDES General Construction Permit
12 for Storm Water Discharges Associated with Construction Activities, Order No.
13 99-08-DWQ, NPDES No. CAS000002 prior to obtaining the grading permit.
14 (Draft EIR, p. 4.8-19.)

15 Mitigation Measure Hydro 2: Prior to issuance of grading permits and in order to
16 mitigate impacts related to pollutant loading to receiving waters and/or increased
17 erosion/siltation resulting from the long term operation of the Project, the Project
18 proponent shall develop and implement a Final Water Quality Management Plan
19 (WQMP). The Riverside County Flood Control District will accept and approve
20 the Final WQMP and ensure that it gets implemented. The Final WQMP will
21 contain measures that will effectively treat all pollutants of concern and
22 hydrologic conditions of concern, which are consistent with the approved WQMP
23 developed in compliance with their MS4 permit. (Draft EIR, p. 4.8-19.)

24 Mitigation Measure Hydro 3: To mitigate impacts related to water quality
25 following development, the building occupants will determine if coverage under
26 the State's General Permit for Industrial Activities is necessary. This permit
27 requires implementation of a SWPPP for certain types of industrial activities. The
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1 future building occupants of the structures proposed in this document may warrant
2 coverage under the General Permit for Industrial Activities. Therefore, prior to
3 issuance of the certificate of occupancy, building occupants shall determine
4 whether or not coverage under the Industrial permit is warranted for their
5 operations, and submit their Industrial SWPPP to the Department of Building and
6 Safety. (Draft EIR, p. 4.8-19.)

7 N. Land Use and Planning

8 1. Impacts:

9 The proposed Project would not result in a substantial alteration of the present or
10 planned land use of an area. (Draft EIR, p. 4.9-3.) The Project is located within
11 an existing 288 acres of industrial park and composed of vacant in-fill lots. Land
12 uses within the vicinity are generally industrial and manufacturing land uses to the
13 north, northwest, west and south although directly south and west of the Project
14 site is the Mira Loma Village residential development. To the east of the Project
15 site, on the east side of the San Sevaine Flood Control Channel, are residential
16 land uses. The RCIP General Plan's Jurupa Area Plan designates the Project site
17 for "Light Industrial" land uses. Property to the north, northeast, west, south
18 southwest and southeast are also designated for "Light Industrial" land uses, with
19 the exception of property within the Mira Loma Village residential development
20 which is designated as "Medium Density Residential" with a sliver of
21 "Commercial Retail" along Etiwanda Avenue. Property east of the San Sevaine
22 Flood Control Channel is designated for "Medium High Density Residential",
23 "Medium Density Residential" and "Commercial Retail" land uses. Prior to the
24 adoption of the JAP, the Jurupa Community Plan designated the Project site for
25 "Manufacturing" land uses. The Project proposes development of business park
26 and warehouse/distribution uses that are consistent with existing land uses within
27 the balance of the MLCC and most of the surrounding area, as well as with the
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1 current "Light Industrial" and previous "Manufacturing" land use designations.
2 Therefore, the Project will not have a significant impact related to a substantial
3 alteration of the present or planned land use of the area, and no Project-specific
4 mitigation measures are required since no significant adverse impacts are
5 anticipated.

6 The proposed Project would not affect land use within a city sphere of influence
7 and/or within adjacent city or county boundaries. (Draft EIR, p. 4.9-4.) The
8 Project is presently vacant and not located within any designated city sphere of
9 influence. Surrounding lands consist of predominantly industrial uses, with
10 residential tracts approximately 600 feet to the east and west, and State Route 60
11 corridor to the south. The Project will not result in any substantial alteration of
12 the planned land use within any adjacent city or county or any city sphere of
13 influence. There will be no significant impact, and no Project-specific mitigation
14 measures are required since no significant adverse impacts are anticipated.

15 The proposed Project would not have a significant impact due to inconsistency
16 with the site's existing or proposed zoning or be incompatible with existing
17 surrounding zoning. (Draft EIR, pp. 4.9-4 to 4.9-5.) The Project site is zoned
18 "M-M" (Manufacturing – Medium) and "I-P" (Industrial Park), complies with the
19 current zoning, and is compatible with the substantial existing parcels zoned M-M
20 surrounding the Project site. Therefore, the proposed Project will not have a
21 significant impact due to inconsistency with existing or proposed zoning of the
22 area or incompatibility with existing surrounding zoning, and no Project-specific
23 mitigation measures are required since no significant adverse impacts are
24 anticipated.

25 The proposed Project would not have a significant environmental impact due to
26 inconsistency with existing and planned surrounding land uses or inconsistency
27 with the land use designations and policies of the RCIP General Plan, and the
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1 Project would not have a significant environmental impact due to inconsistency
2 with the Multi-Species Habitat Conservation Plan (MSHCP) component of the
3 RCIP General Plan Open Space Element, the applicable habitat conservation plan
4 or natural community conservation plan. (Draft EIR, p. 4.9-20.) The MLCC is
5 located within the General Plan's Jurupa Area Plan (JAP). (Draft EIR, p. 4.9-6.)
6 The Foundation Component that applies to the MLCC is Community
7 Development and the Jurupa Area Plan Land Use designation is "Light
8 Industrial." A review of the Multipurpose Open Space Element indicates that the
9 Project site is primarily designated as urban built-up land, and reasonably should
10 not be included in the inventory of areas of significant open space and
11 conservation value. (Draft EIR, p. 4.9-6.) In the Multipurpose Open Space
12 Element, the subject property is located within an area that may contain mineral
13 resources of unknown quality, but State Mineral Resource mapping indicates that
14 the site is not located in a Designated Area of Statewide or Regional Significance.
15 The Project site does not contain mineral resources, there are no known mines on
16 or near the Project site, and the Project site is within an existing industrial center
17 that has been mass graded and improved and is not expected to have an impact on
18 the availability of locally important mineral resources. Additionally, this potential
19 impact was addressed under the underlying Parcel Map 26365 and found to be not
20 significant. (Draft EIR, p. 4.9-7.) The RCIP General Plan Agricultural Resources
21 Map indicates that a portion of the Project site falls within areas designated as
22 agricultural resources, with Plot Plans 17788 and 16979 designated as containing
23 Farmland of Local Importance, and the remaining lots designated as "Urban
24 Built-Up." However, the Project does not contain Prime Farmland, Unique
25 Farmland or Farmland of Statewide Importance, has not been farmed for at least
26 27 years, and is not of the size to be economically feasible to farm. The
27 designation is likely representative of the historical use of the property, rather than
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1 current agricultural potential. Therefore, the proposed Project will have no impact
2 upon existing agricultural resources. Additionally, the surrounding industrial area
3 has been developed, and the site is not within an area containing scenic highways,
4 energy, historic, or prehistoric resources. (Draft EIR, p. 4.9-7.)

5 The RCIP General Plan Safety Element indicates that the subject property is not
6 located within a 100 or 500-year flood plain area, and the San Sevaine Flood
7 Control Channel was built to mitigate potential flooding impacts, thus ensuring a
8 relatively low risk of flooding. The Project will add run-off into the San Sevaine
9 Channel, but will not require the expansion of existing or new County Flood
10 Control Facilities. (Draft EIR, p. 4.9-8.)

11 The MLCC is located within the northwesterly part of the JAP, in Mira Loma,
12 where land near the Interstate 15/State Route 60 junction is converting from
13 agricultural use to industrial, warehousing and truck distribution uses to maximize
14 the direct access to the freeway system and contribute to the pattern of goods
15 movement throughout the region. (Draft EIR, p. 4.9-8.) The proposed Project
16 would act as one of the envisioned industrial employment centers in this region,
17 and its designated land use is consistent with the General Plan and the JAP's land
18 use designation. (Draft EIR, pp. 4.9-9 to 10.) According to the JAP's Land Use
19 Map, the MLCC is within the Mira Loma Warehouse/Distribution Center Policy
20 Area, requiring that in the land use designations of Business Park, Light Industrial
21 and Heavy Industrial, warehousing, distribution and other goods storage facilities,
22 shall be permitted in a specified area. (Draft EIR, p. 4.9-10.)

23 According to the JAP Circulation Map, a portion of the MLCC falls within a
24 designated existing interchange; however specific JAP policies do not consider
25 this particular designation; rather the policies describe continued road
26 improvement as provided in the RCIP General Plan. (Draft EIR, p. 4.9-10.) JAP
27 Circulation Policy JUR 13.4 states, "Evaluate major commercial and industrial
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1 Projects consisting of 20 acres or larger for the provision of park-and-ride
2 facilities.” (Draft EIR, p. 4.9-10.) According to the JAP Trails and Bikeway
3 System Map, the closest regional trail is located along the San Sevaine Channel,
4 with no trails or bikeway systems within the proposed industrial Project area.
5 (Draft EIR, p. 4.9-15.) The MLCC does not fall within any designated criteria
6 area for the Multi-Species Habitat Conservation Plan. Therefore, the Project does
7 not anticipate the inclusion of any property acreage to an MSHCP conservation
8 areas, and no Project impacts to adjacent MSHCP conservation areas are
9 anticipated. (Draft EIR, p. 4.9-15; see Draft EIR, p. 4.9-17.)

10 According to the JAP Flood Hazards Map (Draft EIR, p. 4.9-18), the proposed
11 MLCC Project does not fall within the 100-year or 500-year flood zone
12 designation. Although within a Liquefaction Susceptibility area with Moderate
13 Deep Groundwater Susceptible Sediments in the Seismic Hazards map, the
14 Project site is outside critically designated Shallow Groundwater Susceptible
15 Sediments liquefaction areas. (Draft EIR, p. 4.9-19.)

16 Based upon the above discussion, the proposed Project will not have a significant
17 environmental impact due to inconsistency with existing and planned land uses or
18 inconsistency with the land use designations and policies of the RCIP General
19 Plan, and no Project-specific mitigation measures are required since no significant
20 adverse impacts are anticipated. (Draft EIR, p. 4.9-20.)

21 The proposed Project would not disrupt or divide the physical arrangement of an
22 established community. (Draft EIR, p. 4.9-20.) The Project site is within a 288
23 acres of industrial park and is composed of vacant in-fill lots, where
24 approximately 225 acres has already been developed as industrial use. Currently,
25 land uses within the vicinity are generally industrial and manufacturing to the
26 north, northwest, west and south although directly south and west of the Project
27 sites is the Mira Loma Village residential development. Since the proposed
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1 Project is an in-fill Project consisting of similar land uses to those currently within
2 the MLCC, there will be no impact upon the physical arrangement of an
3 established community, and no Project-specific mitigation measures are required
4 since no significant adverse impacts are anticipated.

5 2. Mitigation:

6 No Project-specific mitigation measures are required.

7 O. Mineral Resources

8 1. Impacts:

9 The proposed Project will not result in the loss of availability of a known mineral
10 resource in an area classified or designated by the State that would be of value to
11 the region or the residents of the State. (Draft EIR, p. 4.10-2.) The Project site is
12 not located within a state designated aggregate resource area, but is located within
13 an area where available geologic information indicates that mineral deposits are
14 likely to exist, the significance of which is undetermined. The RCIP General Plan
15 provides no specific policies regarding the designation's mineral resource related
16 uses, and there are no known mines on or near the Project site. The Project site
17 and the surrounding area are zoned M-M (Manufacturing-Medium) and I-P
18 (Industrial Park), thereby making any mining an incompatible use. Therefore, no
19 impacts are expected by the Project to mineral resources, and no Project-specific
20 mitigation measures are required since no significant adverse impacts are
21 anticipated.

22 The proposed Project would not result in the loss of availability of a locally-
23 important mineral resource recovery site delineated on a local general plan,
24 specific plan, or other land use plan. (Draft EIR, p. 4.10-2.) The Project site has
25 been classified by the State Mining and Geology Board (SMGB) as "MRZ-3,"
26 which includes "[a]reas where the available geologic information indicates that
27 mineral deposits are likely to exist, however, the significance of the deposit is
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1 undetermined.” The RCIP General Plan provides no specific policies regarding
2 “MRZ-3” and has not designated the Project site for mineral resource related uses,
3 and the Project site has no history of mineral resource recovery uses. Therefore,
4 the Project is expected to have no impact on the availability of locally-important
5 mineral resource sites, and no Project-specific mitigation measures are required
6 since no significant adverse impacts are anticipated.

7 No impacts are expected by the Project as an incompatible land use located
8 adjacent to a State classified or designated area or existing surface mine. (Draft
9 EIR, p. 4.10-2.) According to the General Plan and the JAP, there are no State
10 classified or designated mineral resource areas or existing surface mines in the
11 area or on the Project site. Therefore, no impacts are expected by the Project as
12 an incompatible land use to mineral resources, and no Project-specific mitigation
13 measures are required since no significant adverse impacts are anticipated.

14 The proposed Project would not expose people or property to hazards from
15 proposed, existing, or abandoned quarries or mines. (Draft EIR, p. 4.10-3.) There
16 are no mines or quarries existing on the Project site or in the surrounding area.
17 Therefore no impacts are expected, and no Project-specific mitigation measures
18 are required since no significant adverse impacts are anticipated.

19 With regards to cumulative impacts, the RCIP General Plan’s contribution to the
20 growth and urbanization would result in the direct and/or indirect loss of mineral
21 resources. However, implementation of the RCIP General Plan would not
22 contribute significantly to the cumulative loss of these sensitive areas and their
23 resources. (Draft EIR, p. 6.0-21.) The proposed Project will have a less than
24 significant impact upon the availability of locally-important mineral resources or
25 mineral resources that would be of value to the region or the residents of the state
26 because there are no known state-classified or designated mineral resources or
27 locally-important mineral resource recovery sites mapped within the vicinity of
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1 the Project site that would be economically or geologically significant. The
2 proposed Project is not a potentially significant incompatible land use to mining
3 operations, nor would the Project expose people or property to hazards from
4 proposed, existing, or abandoned quarries or mines. (Draft EIR, p. 6.0-21.) No
5 mitigation measures have been required. (Draft EIR, p. 6.0-21.)

6 2. Mitigation:

7 No Project-specific mitigation measures are required.

8 P. Population and Housing

9 1. Impacts:

10 The proposed Project would not displace substantial numbers of existing housing,
11 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
12 4.12-2.) The proposed Project is the development of vacant in-fill parcels, which
13 will not displace existing housing. The proposed Project will further Riverside
14 County economic development goals to improve the jobs-housing balance. The
15 proposed Project is compatible with the existing industrial uses within the Project
16 area and as an in-fill Project will not unduly add to the existing impact of
17 industrial development upon the adjacent residential areas. The Project will have
18 no significant impact, and no Project-specific mitigation measures are required.

19 The proposed Project would not create a demand for additional housing,
20 particularly as related to housing affordable to households earning 80% or less of
21 the County's median income. (Draft EIR, p. 4.12-2.) The proposed Project may
22 create a demand for housing so future employees may choose to relocate closer to
23 the Project site. However, the majority of the jobs created by the proposed
24 Project is anticipated to be filled from the surrounding area, thereby limiting the
25 number of persons requiring housing moving to the area. The demand for
26 additional housing created by the Project is considered less than significant, and
27 no Project-specific mitigation measures are required.

1 The proposed Project would not displace substantial numbers of people,
2 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
3 4.12-2.) The proposed Project will not displace substantial numbers of people or
4 replace housing. The Project will be developed in the existing MLCC, zoned for
5 manufacturing and industrial uses. The displacement of people necessitating the
6 construction of replacement housing will not be an impact, and no Project-specific
7 mitigation measures are required.

8 The proposed Project would not affect a County Redevelopment Project Area.
9 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located
10 within a Riverside County Redevelopment Project area. Therefore, the Project
11 will not impact any County Redevelopment Project Area, and no Project-specific
12 mitigation measures are required.

13 The proposed Project will not cumulatively exceed official regional or local
14 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site
15 development will not exceed official regional or local population Projections.
16 The Project is an in-fill development within the MLCC, an existing
17 manufacturing/industrial center, as designated in the RCIP General Plan since at
18 least 1987. As proposed, the Project will contribute to regional jobs to housing
19 ratio goals and will not impact official regional and local population Projections,
20 which are based upon adopted general plan land use designations. No Project-
21 specific mitigation measures are required.

22 The proposed Project would not induce substantial population growth in an area,
23 either directly or indirectly. (Draft EIR, p. 4.12-3.) The proposed Project is
24 within the existing MLCC, designated for manufacturing and industrial uses. The
25 Project does not involve the development of homes and all roads and other
26 infrastructure serving the Project are existing. Due to the limited need for Project
27 improvements to support the industrial development, no impacts will occur, and
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1 no Project-specific mitigation measures are required.

2 2. Mitigation:

3 No Project-specific mitigation measures are required.

4 Q. Public Services

5 1. Impacts:

6 The proposed Project would not displace substantial numbers of existing housing,
7 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
8 4.12-2.) The proposed Project is the development of vacant in-fill parcels, which
9 will not displace existing housing. The proposed Project will further Riverside
10 County economic development goals to improve the jobs-housing balance. The
11 proposed Project is compatible with the existing industrial uses within the Project
12 area and as an in-fill Project will not unduly add to the existing impact of
13 industrial development upon the adjacent residential areas. The Project will have
14 no significant impact, and no Project-specific mitigation measures are required.

15 The proposed Project would not create a demand for additional housing,
16 particularly as related to housing affordable to households earning 80% or less of
17 the County's median income. (Draft EIR, p. 4.12-2.) The proposed Project may
18 create a demand for housing so future employees may choose to relocate closer to
19 the Project site. However, the majority of the jobs created by the proposed
20 Project is anticipated to be filled from the surrounding area, thereby limiting the
21 number of persons requiring housing moving to the area. The demand for
22 additional housing created by the Project is considered less than significant, and
23 no Project-specific mitigation measures are required.

24 The proposed Project would not displace substantial numbers of people,
25 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
26 4.12-2.) The proposed Project will not displace substantial numbers of people or
27 replace housing. The Project will be developed in the existing MLCC, zoned for
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1 manufacturing and industrial uses. The displacement of people necessitating the
2 construction of replacement housing will not be an impact, and no Project-specific
3 mitigation measures are required.

4 The proposed Project would not affect a County Redevelopment Project Area.
5 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located
6 within a Riverside County Redevelopment Project area. Therefore, the Project
7 will not impact any Riverside County Redevelopment Project Area, and no
8 Project-specific mitigation measures are required.

9 The proposed Project will not cumulatively exceed official regional or local
10 population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site
11 development will not exceed official regional or local population Projections.
12 The Project is an in-fill development within the MLCC, an existing
13 manufacturing/industrial center, as designated in the County's General Plan since
14 at least 1987. As proposed, the Project will contribute to regional jobs to housing
15 ratio goals and will not impact official regional and local population Projections,
16 which are based upon adopted general plan land use designations. No Project-
17 specific mitigation measures are required.

18 The proposed Project would not induce substantial population growth in an area,
19 either directly or indirectly. (Draft EIR, p. 4.12-3.) The proposed Project is
20 within the existing MLCC, designated for manufacturing and industrial uses. The
21 Project does not involve the development of homes and all roads and other
22 infrastructure serving the Project are existing. Due to the limited need for Project
23 improvements to support the industrial development, no impacts will occur, and
24 no Project-specific mitigation measures are required.

25 Regarding cumulative impacts, build-out of unincorporated areas of Riverside
26 County will create a substantial increase in population and residential and non-
27 residential structures requiring additional on-duty firefighters, sheriff personnel,
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1 and support facilities. (Final EIR, p. 1.0-64.) This will substantially contribute to
2 significant cumulative impacts to library services, fire protection and sheriff
3 protection and substantially contribute to significant cumulative impacts to
4 schools. The implementation of the RCIP General Plan's policies and RCIP
5 General Plan EIR mitigation measures, along with the implementation of the
6 Riverside County Ordinance No. 787, Riverside County Master Fire Protection
7 Plan, the California Public Resources Code No. 4290, and the Uniform Fire and
8 Building Codes (Ordinance No. 457), would reduce these potential impacts to
9 below the level of significance. Additionally, and payment of school impact
10 mitigation fees will reduce school impacts to less than significance. (Draft EIR, p.
11 6.0-23.)

12 The proposed Project will not create the need for a new fire station, additional
13 sheriff officers, or library services. Implementation of the RCIP General Plan's
14 policies and RCIP General Plan EIR mitigation measures would reduce potential
15 impacts to libraries to below the level of significance. By increasing the demand
16 for fire and sheriff services, the proposed Project will contribute to the cumulative
17 impact of area development on these services; however, through required
18 compliance with regulatory requirements and payment of established developer
19 mitigation fees established to address cumulative impacts (Ordinance No. 659),
20 these impacts will be less than significant. (Draft EIR, p. 6.0-23.) No mitigation
21 measures are required. (Draft EIR, p. 6.0-23.)

22 2. Mitigation:

23 No Project-specific mitigation measures are required.

24 R. Recreation

25 1. Impacts:

26 The proposed Project would not displace substantial numbers of existing housing,
27 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
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1 4.12-2.) The proposed Project is the development of vacant in-fill parcels, which
2 will not displace existing housing. The proposed Project will further Riverside
3 County economic development goals to improve the jobs-housing balance. The
4 proposed Project is compatible with the existing industrial uses within the Project
5 area and as an in-fill Project will not unduly add to the existing impact of
6 industrial development upon the adjacent residential areas. The Project will have
7 no significant impact, and no Project-specific mitigation measures are required.

8 The proposed Project would not create a demand for additional housing,
9 particularly as related to housing affordable to households earning 80% or less of
10 the County's median income. (Draft EIR, p. 4.12-2.) The proposed Project may
11 create a demand for housing so future employees may choose to relocate closer to
12 the Project site. However, the majority of the jobs created by the proposed
13 Project is anticipated to be filled from the surrounding area, thereby limiting the
14 number of persons requiring housing moving to the area. The demand for
15 additional housing created by the Project is considered less than significant, and
16 no Project-specific mitigation measures are required.

17 The proposed Project would not displace substantial numbers of people,
18 necessitating the construction of replacement housing elsewhere. (Draft EIR, p.
19 4.12-2.) The proposed Project will not displace substantial numbers of people or
20 replace housing. The Project will be developed in the existing MLCC, zoned for
21 manufacturing and industrial uses. The displacement of people necessitating the
22 construction of replacement housing will not be an impact, and no Project-specific
23 mitigation measures are required.

24 The proposed Project would not affect a County Redevelopment Project Area.
25 (Draft EIR, p. 4.12-3.) The Project is within the existing MLCC and not located
26 within a Riverside County Redevelopment Project area. Therefore, the Project
27 will not impact any Riverside County Redevelopment Project Area, and no
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Project-specific mitigation measures are required.

The proposed Project will not cumulatively exceed official regional or local population Projections. (Draft EIR, p. 4.12-3.) It is anticipated that the site development will not exceed official regional or local population Projections. The Project is an in-fill development within the MLCC, an existing manufacturing/industrial center, as designated in the County's General Plan since at least 1987. As proposed, the Project will contribute to regional jobs to housing ratio goals and will not impact official regional and local population Projections, which are based upon adopted general plan land use designations. No mitigation measures are required.

The proposed Project would not induce substantial population growth in an area, either directly or indirectly. (Draft EIR, p. 4.12-3.) The proposed Project is within the existing MLCC, designated for manufacturing and industrial uses. The Project does not involve the development of homes and all roads and other infrastructure serving the Project are existing. Due to the limited need for Project improvements to support the industrial development, no impacts will occur, and no Project-specific mitigation measures are required.

Regarding cumulative impacts, build-out of unincorporated areas of Riverside County will create a substantial increase in population and residential and non-residential structures and substantially contribute to significant cumulative impacts upon parks and recreation. Implementation of the General Plan's policies and RCIP General Plan EIR mitigation measures would reduce these potential impacts to below the level of significance. (Draft EIR, p. 6.0-24.) As the Project is an industrial use, it will not require the construction or expansion of recreational facilities or regional parks. There are no designated recreational trails within or adjacent to the Project site. The Project proponent will be required to pay development impact fees that represent the Project's fair share contribution to

1 keep impacts below the level of significance. (Draft EIR, p. 6.0-24.) Required
2 payment of developer impact fees pursuant to Riverside County Ordinance No.
3 659 will reduce cumulative impacts to below the level of significance; therefore,
4 no mitigation measures are required. (Draft EIR, p. 6.0-24.)

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6 2. Mitigation:

No Project-specific mitigation measures are required.

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8 S. Utilities

9 1. Impacts:

10 The proposed Project would not require or result in the construction of new water
11 treatment facilities or expansion of existing facilities, the construction of which
12 would cause significant environmental effects. (Draft EIR, p. 4.16-10.) There are
13 several existing water lines, which provide service to the proposed Project site.
14 (Draft EIR, p. 4.16-9.) JCSD provides water service to the Project site and
15 adjacent developments, with its primary source for potable water from local
16 groundwater in the Chino Basin. The existing well field production capacity is
17 closer to 2/3 of the maximum capacity. Bonds for the infrastructure are being
18 paid for by the landowners, including the landowner of this Project. (Draft EIR,
19 p. 4.16-10.) The proposed Project is located in an area that is undergoing
20 conversion from agricultural land use to urban use, which JCSD took into
21 consideration when planning for future water supplies. JCSD conservatively
22 plans on having a 41,025 AF/YR demand for water in year 2030 (or when full
23 build out occurs within JCSD), which Projected demand includes this Project and
24 other development as their service area transitions to residential, commercial, and
25 industrial uses. (Draft EIR, p. 4.16-10.) Sufficient water supplies and capacity
26 exist within JCSD's water system to serve the Project site. Therefore, the
27 proposed Project will not require the construction of new water treatment facilities
28 or the expansion of existing facilities the construction of which would cause

1 significant environmental effects; and the proposed Project will result in less than
2 significant environmental effects related to new or expanded water treatment
3 facilities. No Project-specific mitigation measures are required.

4 The proposed Project would have sufficient water supplies available to serve the
5 Project from existing entitlements and resources, and would not require new or
6 expanded entitlements. (Draft EIR, p. 4.16-8.) The Project developer will be
7 providing utility stub-outs for on-site water, sewer and fire protection as a
8 completion of the infrastructure. JCSD has provided a water will serve letter
9 stating that water can be supplied by existing mains. (Draft EIR, p. 4.16-10.) As
10 further described in the Draft EIR and provided in Appendix H of the Draft EIR,
11 the Water Supply Assessment for the proposed Project describes the existing and
12 long-term demand for water within JCSD's service area and JCSD's existing and
13 Projected long-term ability to provide adequate water to meet that demand. (Draft
14 EIR, p. 4.16-10.) Since the proposed Project is consistent with the underlying
15 land use designations and zoning set forth in Riverside County's Jurupa
16 Community Plan, the proposed Project represents the envisioned development
17 expected in the Mira Loma area of JCSD's service area and was considered in
18 JCSD's 2005 Urban Water Management Plan (UWMP). Pursuant to California
19 Water Code Section 10910, as amended by SB 610, the proposed Project was
20 accounted for in the most recently adopted UWMP, and certain information and
21 analyses from the UWMP were utilized in the WSA. (Draft EIR, p. 4.16-10.)
22 Based on recent economic slowdown, it is possible that these Projected demand
23 figures may be higher than what will actually exist in the future. (Draft EIR, p.
24 4.16-11.)

25 The total Projected water supplies available to JCSD over the next 20-year period
26 during normal, single-dry, and multiple dry years are sufficient to serve the
27 Projected water demand associated with the proposed Project (92 acre-feet per
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1 year), in addition to other existing and planned future uses of those supplies
2 within JCSD in accordance with the standards set forth by SB 610. (Draft EIR,
3 pp. 4.16-38 to 4.16-39; Draft EIR, Appendix H.) According to these standards,
4 there are sufficient water supplies available to serve the Project from JCSD's
5 existing entitlements and resources as set forth in its 2005 UWMP and the WSA
6 and, therefore, impacts to water supply are considered less than significant and no
7 Project-specific mitigation measures are required. (Draft EIR, p. 4.16-39.)

8 The proposed Project would not require or result in the construction of new
9 wastewater treatment facilities, including septic systems, or expansion of existing
10 facilities. (Draft EIR, p. 4.16-39.) The Project site is served by JCSD, which has
11 indicated that sewer service can be supplied by an existing 12-inch sewer line in
12 Dulles Drive. The proposed Project site will generate only nominal amounts of
13 domestic wastewater. The Project site is considered to have a less than significant
14 impact and no Project-specific mitigation measures are required.

15 The proposed Project would not result in a determination by the wastewater
16 treatment provider which serves or may service the Project that it has inadequate
17 capacity to serve the Project's Projected demand in addition to the provider's
18 existing commitments. (Draft EIR, p. 4.16-39.) As a rule of thumb, it can be
19 expected that the proposed Project will generate wastewater equivalent to
20 approximately 75 percent of its water usage. Using this relative rate, the proposed
21 Project's approximate wastewater generation will be 62,000 gallons per day. The
22 proposed Project consists of manufacturing/distribution facilities and is not
23 expected to require significant additional services from the available services
24 provided by JCSD. Therefore, no impacts are anticipated to waste water
25 treatment facilities resulting from the development of this Project. (Draft EIR, p.
26 4.16-39.)

27 The proposed Project would be served by a landfill with sufficient permitted
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1 capacity to accommodate the Project's solid waste disposal needs. (Draft EIR, pp.
2 4.16-40 to 4.16-41.) As further discussed in the EIR, the development and
3 operation of the Project site will not substantially contribute to the permitted
4 capacity of the designated landfills. (*Id.*) Therefore, impacts will be less than
5 significant, and mitigation is not required. Regardless, mitigation measures MM
6 Utilities 1 through MM Utilities 5 will further reduce the proposed Project's
7 volume of solid waste to ensure that the impact remains less than significant, by
8 facilitating the recycling of materials related to the construction and operation of
9 the Project. (See *infra* discussion in the findings regarding MM Utilities 1 through
10 MM Utilities 5; Draft EIR, pp. 4.16-43 to 4.16-44.)

11 Even without mitigation, the proposed Project is considered to comply with and
12 have no impacts to federal, state, and local statutes and regulations related to solid
13 wastes, and thus impacts will be less than significant. Regardless, the Project will
14 incorporate mitigation measures MM Utilities 1 through MM Utilities 5 that will
15 ensure conformance with practices that are encouraged and recommended by the
16 CIWMP, which will ensure that potential impacts to county landfills will be
17 further reduced below the level of significance. (Draft EIR, p. 4.16-41.)
18 Riverside County Integrated Waste Management Plan (CIWMP) is to aid the
19 County of Riverside Waste Management Department in meeting the state
20 mandated 50% diversion of solid waste into County landfills. These mitigation
21 measures help to reduce waste streams by encouraging recycling of materials such
22 as aluminum cans, glass, plastics, paper and cardboard, composting and/or grass
23 recycling, and the use of mulch and/or compost in the development and
24 maintenance of landscaped areas. The Project site is considered to have no
25 impacts to federal, state or local statutes or regulations related to solid waste.
26 (Draft EIR, p. 4.16-41.)

27 The proposed Project would not impact electrical, gas, communications, storm
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1 water drainages and street lighting facilities and would not require the
2 construction of new facilities or the expansion of existing facilities. (Draft EIR, p.
3 4.16-42.) The proposed Project will use existing electricity service provided by
4 Southern California Edison, therefore, no new facilities are needed, with only
5 minor extensions to the buildings. The proposed Project will use existing gas
6 services provided by The Gas Company, with only extensions made to Project
7 structures. The Project will use existing communication service provided by
8 AT&T, with only extensions made to Project structures. The Project will require
9 connection to existing stormwater drainage system to accommodate the additional
10 run-off associated with the increase of impervious surfaces on the site into the San
11 Sevaine Channel, which has a 100-year storm capacity and has been designed to
12 incorporate stormwater runoff from the Project site. The proposed Project site
13 may require additional street lights. However, the amount of new street lighting
14 construction needed on a portion of the road would be considered environmentally
15 insignificant. Therefore, street lighting construction for the Project is considered
16 to have a less than significant impact. The Project will not significantly impact
17 electrical services, and no Project-specific mitigation measures are required.

18 The proposed Project would not impact the maintenance of public facilities,
19 including roads and would not require or result in the construction of new
20 facilities or the expansion of such existing facilities. (Draft EIR, p. 4.16-43.) The
21 proposed Project will not involve the construction of public roadways. There may
22 be potential impacts to existing roadways resulting in the need for increased road
23 maintenance from increased truck traffic. The Project is addressed through
24 standard County conditions of approval, plan check and permit procedures, and
25 code enforcement practices, therefore impacts upon public facilities, such as
26 roads, will be less than significant, and no Project-specific mitigation measures
27 are required.
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1 The proposed Project would not impact the maintenance of other governmental
2 services and would not require or result in the construction of new governmental
3 services or the expansion of existing governmental services; the construction of
4 which could cause significant environmental effects. (Draft EIR, p. 4.16-43.) No
5 other governmental services are expected to be required for the Project.
6 Therefore, no impacts will occur, and no Project-specific mitigation measures are
7 required.

8 The proposed Project would not conflict with adopted energy conservation plans.
9 (Draft EIR, p. 4.16-43.) The proposed Project will meet all requirements of Title
10 24 California Code of Regulations construction for energy savings, but there are
11 no energy conservation plans associated with the Jurupa Area Plan which would
12 affect the Project site. Therefore, no impacts due to conflicts with adopted energy
13 conservation plans are expected, and no Project-specific mitigation measures are
14 required.

15 Regarding cumulative impacts, build-out of the RCIP General Plan is anticipated
16 to generate substantial increases in solid waste; however, implementation of
17 General Plan policies and RCIP General Plan EIR mitigation measures will
18 reduce the potential impact to below the level of significance. Implementation of
19 RCIP General Plan policies and Riverside County regulations will result in a less
20 than significant impact on wastewater systems, but would still substantially
21 contribute to a significant cumulative impact on existing wastewater facilities.
22 The RCIP General Plan's impact upon water supply will be significantly impacted
23 by RCIP General Plan build-out. The RCIP General Plan EIR determined that
24 adherence to RCIP General Plan policies and RCIP General Plan EIR mitigation
25 measures will reduce the potential impact to water supply, but that the potential
26 impacts remain significant and unavoidable. Cumulatively, impacts due to solid
27 waste generation and upon wastewater services and water supply will be
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1 significant. (Draft EIR, p. 6.0-26.)

2 The amount of landfill capacity needed to accommodate solid waste is directly in
3 line with the County's Projected increased landfill need. Hence, buildout of
4 Riverside County, including the proposed Project, would not create demands for
5 waste management services that exceed the capacities of the County's waste
6 management system and impacts to solid waste facilities associated with the
7 proposed Project are less than significant. (Draft EIR, p. 6.0-26.)

8 The total demand for this Project set forth in the water supply assessment is
9 within the limits of Projected demand in the current Urban Water Management
10 Plan. JCSD also has sufficient production capacity from its water sources to meet
11 its Projected cumulative 2030 annual water demand of 41,025 acre-feet per year.
12 Therefore, the Project will have less than significant impacts to water supplies.
13 (Draft EIR, p. 6.0-27.) The proposed Project involves manufacturing/distribution
14 facilities and are not expected to require significant additional services, and the
15 wastewater generated by the proposed Project will not require the construction of
16 new or expanded wastewater treatment facilities.

17 The proposed Project will have no significant cumulative impacts related to water
18 and sewer and solid waste services. (Draft EIR, p. 6.0-27.) Although potential
19 impacts due to solid waste generated by the Project will be less than significant,
20 mitigation measures that will further reduce solid waste impacts have been
21 required. (See *infra* discussion of mitigation measures MM Utilities 1 through
22 MM Utilities 5.) No mitigation measures are required or proposed to address
23 cumulative water and sewer impacts. (Draft EIR, p. 6.0-27.)

24 2. Mitigation:

25 The proposed Project has been modified to mitigate or avoid the potentially
26 significant impacts – such that any remaining impacts are further reduced below
27 significant levels – by the following mitigation measures, which are hereby
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1 adopted and will be implemented as provided in the Mitigation, Monitoring, and
2 Reporting Program.

3 Mitigation Measure Utilities 1: The applicant shall submit a Recyclables
4 Collection and Loading Area plot plan to the Riverside County Waste
5 Management Department for each implementing development. The plans are
6 required to conform to the Waste Management Department's *Design Guidelines*
7 *for Recyclables Collection and Loading Areas*. Prior to final building inspection,
8 the applicant is required to construct the recyclables collection and loading area in
9 compliance with the Recyclables Collection and Loading Area plot plan, as
10 approved and stamped by the Riverside County Waste Management Department,
11 and verified by the Riverside County Building and Safety Department through
12 site inspection. (Draft EIR, p. 4.16-43.)

13 Mitigation Measure Utilities 2: In addition to solid waste dumpsters, the Project
14 development will include recycling containers for aluminum cans, glass, plastics,
15 paper and cardboard. (Draft EIR, p. 4.16-43.)

16 Mitigation Measure Utilities 3: The Project development will recycle
17 construction and demolition (C&D) waste generated during construction activities
18 that would otherwise be taken to a landfill. (Draft EIR, p. 4.16-44.). This
19 diversion of waste must meet or exceed a 50 percent reduction by weight. (Final
20 EIR, p. 1.0-28.) The Project shall complete the Riverside County Waste
21 Management Department Construction and Demolition Waste Diversion Program
22 – Form B and Form C to ensure compliance. Form B – Recycling Plan must be
23 submitted and approved by the Riverside County Waste Management Department
24 and provided to the Department of Building and Safety prior to issuance of
25 building permits. Form C – Reporting Form must be approved by the Riverside
26 County Waste Management Department and submitted to the Department of
27 Building and Safety prior to issuance of a certificate of occupancy.
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1 Mitigation Measure Utilities 4: The property owner shall require landscaping
2 contractors to practice grass recycling and/or grass composting to reduce the
3 amounts of grass material in the waste stream. (Draft EIR, p. 4.16-44.)

4 Mitigation Measure Utilities 5: The property owner shall require landscaping
5 contractors to use mulch and/or compost for the development and maintenance of
6 Project site landscaped areas. (Draft EIR, p. 4.16-44.)

7 **BE IT FURTHER RESOLVED** by the Planning Director that all applicable regulatory
8 requirements and feasible mitigation measures to reduce environmental impacts have been considered
9 and are applied as conditions of the Project approval, yet the following impacts to air quality, noise, and
10 traffic resulting from the Project's approval cannot be fully mitigated and will be only partially avoided
11 or lessened by the mitigation measures hereinafter specified; a statement of overriding considerations is
12 therefore included herein.

13 T. Air Quality

14 1. Impacts:

15 The proposed Project would not conflict with or obstruct implementation of the
16 applicable air quality plan. (Draft EIR, p. 4.3-37.) The Air Quality Management
17 Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive
18 program that will lead the SCAB into compliance with all federal and state air
19 quality standards. The AQMP is created in consultation with local governments,
20 and conformance with the AQMP for development Projects is determined by
21 demonstrating compliance with local land use plans and/or population Projections
22 and meeting the land use designation set forth in the RCIP General Plan. (Draft
23 EIR, pp. 4.3-36 .) The proposed Project is located in the community of Mira
24 Loma within Riverside County. It consists of vacant in-fill lots within a land use
25 designation of "Light Industrial" as set forth in the Riverside County General
26 Plan. Uses within Riverside County's "Light Industrial" designation are limited
27 to warehousing/distribution, assembly and light manufacturing, and repair
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1 facilities. The plot plans located closest to existing residences have been zoned
2 “Industrial Park” while the other three plot plans have been zoned “Medium-
3 Manufacturing.” The Project is consistent with the land use designation in the
4 RCIP General Plan. Therefore, since the proposed Project is consistent with the
5 local land use plan the Project will not conflict with the implementation of the air
6 quality management plan, and impacts are considered less than significant, and no
7 Project-specific mitigation measures are required. (Draft EIR, p. 4.3-36 to 37.)

8 The proposed Project would not create a carbon monoxide hotspot and there are
9 no cumulative impacts for carbon monoxide hotspots. ((Draft EIR, p. 4.3-37, 47
10 to 49.) The Mira Loma Commerce Center has the potential to negatively impact
11 the Level of Service (“LOS”) on adjacent roadways, which could allow CO to
12 become a localized problem (“hot spot”) requiring additional analysis beyond
13 total Project emissions quantification due to traffic congestion and idling or slow-
14 moving vehicles. Screening procedures in the SCAQMD CEQA Air Quality
15 Handbook determine the potential to create a CO hot spot. (Draft EIR, pp. 4.3-
16 47.) In consultation with SCAQMD, a traffic study was prepared through
17 modeling several intersections. (Draft EIR, p. 4.3-47 to 48.) Emission factors
18 were estimated, with worse-case meteorological and sensitive receptor distance
19 scenarios were used. (Draft EIR, p. 4.3-48.) The results are presented in Table
20 4.3-I of the Draft EIR by intersection where the receptor position with the highest
21 CO concentration is shown. (Draft EIR, p. 4.3-48 to 49.) For all of the
22 intersections modeled, the CO emissions from Project-generated traffic are much
23 less than the California and national (federal) thresholds of significance; therefore,
24 the CO hotspot impacts are considered less than significant and even when the
25 cumulative impacts are analyzed, the peak CO hotspot concentrations are less
26 than the threshold values. Therefore, the Project will not contribute to either the
27 CAAQS or NAAQS for CO to be exceeded and will not form any CO hotspots in
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1 the Project area. There are also no cumulative impacts for CO hotspots. (Draft
2 EIR, p. 4.3-49.) No Project-specific mitigation measures are required since no
3 significant adverse impacts are anticipated.

4 The proposed Project would not expose sensitive receptors to a hazard index of
5 1.0 or greater for chronic non-cancer risks associated with DPM. (Draft EIR, pp.
6 4.3-66.) Non-cancer risks are considered less than significant from both the
7 Project operation alone and when considered with cumulative Projects. (Draft
8 EIR, p. 4.3-72.) The relationship for the non-cancer health effects of Diesel
9 Particulate Matter (DPM) was modeled, and based on the assumption of 10
10 minute idling per truck at the Project site, the maximum DPM concentration of
11 0.087 $\mu\text{g}/\text{m}^3$ occurs at the Project site with the hazard index is 0.017, which is
12 less than 2% of the allowed threshold. Based on this, non-cancer risks from the
13 Project's DPM emissions are considered less than significant. Therefore, despite
14 MM Air 7 which prohibits all vehicles from idling in excess of 5 minutes, even at
15 10 minutes, the impact is already less than significant. (Draft EIR, pp. 4.3-66; 4.3-
16 67.) Non-cancer risks are less than 5 percent of the SCAQMD recommended
17 threshold from both Project operation alone and when considered with cumulative
18 Projects. Therefore, non-cancer risks are considered less than significant, and no
19 Project-specific mitigation measures are required. (Draft EIR, p. 4.3-76.)

20 Without appropriate mitigation, the Project may have the potential to expose a
21 substantial number of people to objectionable odors. The proposed Project
22 consists of six vacant "in-fill" lots, and a Light Industrial designation is limited to
23 warehousing/distribution, assembly and light manufacturing, and repair facilities.
24 (Draft EIR, p. 4.3-57.) It can be anticipated that the major potential sources of
25 odor from the Project would occur during construction. Given the fact that the
26 Project and its roadways for access are located adjacent to residential areas,
27 impacts related to odors during construction are considered significant, with
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1 construction equipment exhaust the main source of odors. (Draft EIR, p. 4.3-57.)
2 The Clean Air Nonroad Diesel Rule from EPA places new pollution controls on
3 diesel engines used in industries such as construction and is expected to ultimately
4 reduce emissions from nonroad diesel engines by over 90 percent. By 2010, this
5 rule will reduce sulfur levels in nonroad diesel fuel 99 percent from 2004 levels.
6 This rule built upon the previously adopted Clean Diesel Truck and Bus Rule
7 (announced December 21, 2000), which required a 97 percent reduction in sulfur
8 content of highway diesel fuel and required new heavy-duty diesel highway
9 vehicles to meet new emission standards. On-highway compliance requirements
10 take effect with the 2007 model year. It is estimated that by 2030 when the current
11 heavy-duty highway vehicle fleet has been completely replaced by newer
12 vehicles, that emissions from such vehicles will be reduced by over 90 percent.
13 Additionally, the proposed Project will comply with SCAQMD Rule 402, which
14 prohibits the discharge of air contaminants or other material that may cause the
15 detriment, nuisance, or annoyance to any considerable number of people. Pursuant
16 to State CEQA Guidelines Section 15091, subdivision (a)(1), changes or
17 alternatives have been required in, or incorporated into, the Project which avoid or
18 substantially lessen the significant environmental effect identified in the Final
19 EIR. The above-noted programs, along with incorporating limits on idling time
20 during construction from MM Air 2 and during Project operation from MM Air 7,
21 will help to reduce impacts related to odors from the Project to less than
22 significant levels. (Draft EIR, pp. 4.3-57.)

23 The Project would generate significant levels of emissions and exceed SCAQMD
24 standards for several criteria pollutants, despite feasible mitigation, and therefore
25 will have a significant impact from both short-term emissions during construction
26 and long-term operational emissions. (Draft EIR, pp. 4.3-42, 47.) Changes or
27 alterations have been required in, or incorporated into, the Project that help reduce
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1 the potential impacts, but impacts will remain significant and unavoidable. (Draft
2 EIR, pp. 4.3-67 to 4.3-69; Final EIR, pp. 1.0-14 to 1.0-16, 1.0-45.) The mitigation
3 measures from the Draft EIR, MM Air 1 through MM Air 13, will be
4 implemented, and several mitigation measures were added and amended by the
5 Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM Air 3d, MM Air
6 3e, MM Air 8, MM Air 14, and MM Air 15. These measures will be implement
7 to reduce emissions during construction and operations activities (see *infra*
8 discussion of mitigation), and the added and amended measures will not result in
9 a change in the level of significance related to this potential impact.

10 On a regional level, the proposed Project will create short-term air quality impacts
11 from fugitive dust, other particulate matter, exhaust emissions generated by
12 earthmoving activities, and operation of grading equipment during site
13 preparation. Short-term impacts will also include emissions generated during
14 construction of the buildings as a result of operation of equipment, operation of
15 personal vehicles by construction workers, and coating and paint applications.
16 (Draft EIR, p. 4.3-37.) The Project will be required to comply with existing
17 SCAQMD Rule 403 and application of standard best management practices in
18 construction and operation activities, such as application of water or chemical
19 stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on
20 unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways,
21 cessation of construction activity when winds exceed 25 mph and establishing a
22 permanent, stabilizing ground cover on finished sites. Based on the size of this
23 Project, a Fugitive Dust Control Plan or Large Operation Notification would be
24 required. (Draft EIR, p. 4.3-37.) The thresholds contained in the SCAQMD
25 CEQA Air Quality Handbook were considered regional thresholds and are shown
26 in Table 4.3-D of the Draft EIR. (Draft EIR, p. 4.3-39.) Short-term emissions
27 were evaluated using the URBEMIS 2007 version 9.2.2 for Windows computer
28

1 program, with default values reflecting a worse-case scenario, which means that
2 the actual Project emissions are expected to be equal to or less than the estimated
3 construction emissions.

4 Regional short-term emissions from construction activities will result in ROG and
5 NO_x levels that exceed SCAQMD's recommended daily regional thresholds.
6 (Final EIR, p. 1.0-6.) Short-term construction PM-10 emission levels, as well as
7 PM-2.5, CO, and SO₂ levels, will not exceed SCAQMD's recommended daily
8 regional thresholds, even without implementing mitigation measures. (Final EIR,
9 pp.1.0-6.) Notwithstanding the levels of PM-10 and PM-2.5 being below the
10 SCAQMD thresholds, mitigation measure MM Air 3e has been incorporated for
11 phasing the grading operations during construction, as indicated in the Final EIR.
12 (Final EIR, p. 1.0-15, see *infra* discussion of MM Air 3e.) This mitigation
13 measure will help further reduce the already less-than-significant levels of PM-10
14 and PM-2.5 further below SCAQMD's threshold levels. (Final EIR, pp.1.0-6.)
15 Mitigation measure MM Air 3e, and the other mitigation measures added and
16 amended by the Final EIR, will not result in any change in the level of
17 significance for these criteria pollutants. (Id.)

18 Also on a regional level, long-term emissions are evaluated for the completed
19 Project at the end of construction for on-road motor vehicle emissions and Area
20 Source emissions including stationary combustion emissions of natural gas used
21 for space and water heating, and yard and landscape maintenance. On a regional
22 level, long-term emissions from the daily operations of the Project will exceed the
23 daily regional thresholds set by SCAQMD for ROG, NO_x, and CO in both
24 summer and winter. Therefore, using the regional significance threshold, the
25 Project is expected to exceed SCAQMD standards, and therefore will have a
26 significant impact during long-term operations. (Draft EIR, p. 4.3-42.)

27 For localized short-term construction emissions, the Project involves the
28

1 individual grading of plot plans one at a time. (Final EIR, p. 1.0-6.) The
2 maximum daily on-site construction emissions estimated from URBEMIS were
3 used in this analysis (See Table 4.3-H on pages 1.0-7 to 1.0-8 of the Final EIR),
4 and SCAQMD LST lookup tables. (Final EIR, pp. 1.0-6 to 1.0-7.) According to
5 Table 4.3-H of the Final EIR, construction of PP16979, PP18876, PP18877, and
6 PP18877 will result in localized PM-10 and PM-2.5 impacts to sensitive receptors
7 in the Project vicinity, namely the neighborhoods of Mira Loma Village and
8 Country Village. Construction of PP17788 will result in localized PM-10 impacts
9 to the sensitive receptors within the Country Village. Construction of PP18875
10 will not result in any localized impacts to sensitive receptors in the Project
11 vicinity. Looking at the entire Project as a whole, construction activities resulting
12 from site grading will result in localized PM-10 and PM-2.5 impacts to sensitive
13 receptors in the Project vicinity. (Final EIR, p. 1.0-8.) A detailed dispersion
14 analysis (using ISCST3 (Industrial Source Complex Short Term Version 3)) was
15 completed for PM-10 and PM-2.5 emissions to determine if these thresholds
16 would still be exceeded for construction of each plot plan individually, as well as
17 for concurrent construction of all six plot plans because the maximum emissions
18 of construction-related PM-10 and PM-2.5 occur during grading operations.
19 (Final EIR, p. 1.0-8.)

20 The Final EIR shows that PP16979, PP18876, and PP18877 exceed the PM-10
21 LST, and when all plot plans are graded concurrently, the PM-10 LST is
22 exceeded. The results of the detailed dispersion modeling indicate an
23 improvement in findings which show that PP17788, PP1 8875, and PP18879 will
24 not exceed the LST. These results are better than Table 4.3-H because PP17788
25 and PP18879 will not exceed the LST; however, significant short-term impacts
26 will nonetheless remain because other plot plans will still exceed the PM-10
27 localized significant threshold. (Final EIR, p. 1.0-10.)
28

1 The Final EIR shows that PP16979, PP18876, and PP18877 exceed the PM-2.5
2 LST, and when all plot plans are graded concurrently, the PM-2.5 LST is
3 exceeded. The results of the detailed dispersion modeling indicate that PP17788,
4 PP18875, and PP18879 will not exceed the PM-2.5 LST. These results are better
5 than those depicted in Table 4.3-H using the LST look-up tables because PP18879
6 will not exceed the LST; however, significant impacts nonetheless remain because
7 short-term emissions from other plot plans will still exceed the PM-2.5 localized
8 significance threshold. (Final EIR, p. 1.0-11.)

9 On a localized level, short-term emissions from construction activities will result
10 in PM-10 and PM-2.5 levels that exceed SCAQMD's recommended thresholds,
11 and therefore will result in significant localized impacts to sensitive receptors in
12 the Project vicinity. (Final EIR, pp. 1.0-6 to 1.0-11.) A revised analysis was
13 reported in the Final EIR to account for the Project proponent's plan to grade each
14 site separately, which indicates that PM-10 and PM-2.5 emissions will still exceed
15 SCAQMD's localized significance thresholds. (*Id.*) Based on these findings,
16 localized air quality impacts related to PM-10 and PM-2.5 emissions from the
17 short-term construction of the Project are considered significant. (Draft EIR, p.
18 4.3-7; Final EIR, pp. 1.0-6 to 1.0-11.)

19 For localized long-term emissions from stationary sources or from attracting
20 mobile sources that may spend long periods queuing and idling at the site, such as
21 at warehouse/transfer facilities, SCAQMD LST methodology was applied. (Final
22 EIR, p. 1.0-11.) Computer modeling was conducted under worse-case scenarios
23 for this Project to overestimate Project impacts. (Final EIR, p. 1.0-12.) Localized
24 long-term emissions from operational activities will not result in exceedances of
25 the SCAQMD's localized significance thresholds for the criteria pollutants.
26 (Draft EIR, p. 4.3-47.)

27 The following mitigation measures were considered in the Draft EIR, are
28

1 considered infeasible, and will not be incorporated into the Project:

2 Proposed Mitigation Measure Air 1: Provide a minimum 300 meter setback from
3 truck traffic to sensitive receptors/homes. All of the proposed plot plans are closer
4 than 300 meters from sensitive receptors. In order to meet the SCAQMD's
5 recommended 300 meter distance from sensitive receptors, the proposed plot
6 plans would have to be relocated outside the Mira Loma Commerce Center
7 (MLCC) complex. The area generally surrounding the MLCC complex is
8 generally developed with other similar industrial uses or with residential uses.
9 There are limited areas left other than the proposed plot plan sites, for which the
10 Project could be relocated and they may or may not be able to be located 300
11 meters away from residences at another site. (Draft EIR, p. 4.3-68.)

12 Proposed Mitigation Measure Air 2: Use "clean" street sweepers. The County of
13 Riverside is responsible for street sweeping on County maintained roads. Street
14 sweeping within vicinity of the proposed Project is performed by Burtec and
15 administered by the Riverside County Environmental Health Department.
16 Individual developers are not parties to and do not control the administration of
17 County contracts for street sweeping. Therefore, this mitigation measure is not
18 feasible. Additionally, street sweeping operations are required to comply with
19 SCAQMD Rules 1186 and 1186.1. Rule 1186 includes provisions for street
20 sweeper testing and certification to meet SCAQMD requirements. Rule 1186.1
21 applies to any federal, state, county, city or governmental department or agency,
22 any special district such as water, air, sanitation, transit, and school districts, or
23 private individual firm, association, franchise, contractor, user or owner who
24 provides sweeping services to a governmental agency that owns or leases 15 or
25 more vehicles, including passenger cars, light-duty trucks, and medium- and
26 heavy-duty on-road vehicles. It requires governmental agencies to contract with
27 sweeping services that use alternative-fuel sweepers or solicit bids for sweeping
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1 operations using alternative-fuel sweepers. (Draft EIR, p. 4.3-68.)

2 Proposed Mitigation Measure Air 3: Provide on-site services to minimize truck
3 traffic such as: meal or cafeteria service, ATMs, convenience stores with basic
4 amenities. The proposed Project is in an industrially zoned area and are industrial
5 facilities; not commercial facilities. Additionally, the Project does not include the
6 parking requirements for commercial/service facilities. Additionally, this
7 mitigation measure is not needed because there already is a currently operating
8 commercial facility along Etiwanda Avenue in close proximity to the proposed
9 plot plans that would serve the same purpose as this mitigation measure offered
10 up by the SCAQMD. (Draft EIR, p. 4.3-68 to 69.)

11 Pursuant to State CEQA Guidelines Section 15091, subdivision (a)(2), and as
12 further discussed above, changes or alternatives that would avoid or substantially
13 lessen the significant environmental effect identified in the Final EIR are within
14 the responsibility and jurisdiction of another public agency and not the agency
15 making the finding, as related to the use of "clean" street sweepers. Such changes
16 have been adopted by such other agency or can and should be adopted by such
17 other agency. (*Id.*) Also, pursuant to State CEQA Guidelines Section 15091,
18 subdivision (a)(3), specific economic, legal, social, technological or other
19 considerations, including provision of employment opportunities for highly
20 trained workers, make infeasible the mitigation measures or Project alternatives
21 identified in the Final EIR. Although implementation of the above-listed
22 mitigation measures will reduce Project-generated emissions, there is no
23 quantitative reduction associated with them; therefore, there is no change in the
24 estimated emissions of the Project. (Draft EIR, p. 4.3-69.)

25 The proposed Project would result in a cumulatively considerable net increase of
26 criteria pollutants for which the Project region is non-attainment under an
27 applicable federal or state ambient air quality standard. (Draft EIR, p. 4.3-50.)
28

1 In evaluating the cumulative effects of the Project, Section 21100(e) of CEQA
2 states that “previously approved land use documents including, but not limited to,
3 general plans, specific plans, and local coastal plans, may be used in cumulative
4 impact analysis.” In addressing cumulative effects for air quality, the AQMP
5 utilizes approved general plans and, therefore, is the most appropriate document
6 to use to evaluate cumulative impacts of the subject Project. (Draft EIR, p. 4.3-
7 50.) The portion of the SCAB within which the proposed Project is located is
8 designated as a non-attainment area for ozone, PM-10, and PM-2.5 under state
9 and federal standards. (Draft EIR, p. 4.3-50.)

10 On a regional level, in the Draft EIR, PM-10 emissions were initially reported to
11 be significant, based on the initial finding that the PM-10 emissions would exceed
12 the SCAQMD regional significance thresholds for short-term construction
13 emissions. (Draft EIR, pp. 4.3-50, 4.3-40 to 4.3-41; See supra discussion
14 regarding SCAQMD criteria pollutants.) However, upon further review of the air
15 quality analyses, it was found that short-term PM-10 emissions would not exceed
16 the SCAQMD regional threshold prior to mitigation, and therefore should not
17 have been considered as a significant impact. (Final EIR, pp. 1.0-5 to 1.0-6; see
18 supra discussion regarding SCAQMD criteria pollutants.) MM Air 3e was added
19 to ensure that the regionally less-than-significant PM-10 and PM-2.5 emissions
20 remain less than significant; however, no change in the level of significance
21 would occur as a result of implementing this mitigation measure. (Final EIR, p.
22 1.0-45.) Accordingly, the Final EIR indicates that only ROG and NOX would
23 exceed the SCAQMD regional significance thresholds for short-term construction
24 emissions. (Final EIR, p. 1.0-45.)

25 Also on a regional level, long-term emissions from the concurrent operation of all
26 six plot plans exceed the daily regional thresholds for ROG, NOX, and CO in
27 both summer and winter. (Draft EIR, pp. 4.3-50.) The operational emissions
28

1 from the cumulative Projects in the region will additionally exceed all criteria
2 pollutant thresholds, except for SO₂ in both summer and winter. (Draft EIR, pp.
3 4.3-50, 4.3-74.) Since the Project's operational emissions already exceed the
4 SCAQMD regional thresholds, when this is combined with the cumulative Project
5 emissions, the Project will result in a significant contribution to cumulative air
6 quality impacts. (Draft EIR, pp. 4.3-50.)

7 The Project can be considered to be in compliance with the AQMP based on land
8 use compatibility. However, both short-term and long-term Project-generated
9 emissions have been shown to be significant on a regional level, which in turn
10 would mean the Project would have significant cumulative impacts. (Draft EIR,
11 p. 4.3-50; Final EIR, p. 1.0-45.) As a result, the proposed Project will contribute
12 to cumulatively considerable net increases of criteria pollutants. (Draft EIR, p.
13 4.3-50.)

14 Changes or alterations have been required in, or incorporated into, the Project that
15 help reduce the potential impacts, but impacts will remain significant and
16 unavoidable. (Draft EIR, pp. 4.3 73 to 4.3-74, 4.3-69; Final EIR, p. 1.0-45.)
17 Mitigation measures MM Air 1 through MM Air 13 from the Draft EIR will be
18 implemented, and several mitigation measures were added and amended by the
19 Final EIR, and will be implemented, as follows: MM Air 3a, MM Air 3b, MM Air
20 3c, MM Air 3d, MM Air 3e, MM Air 8, MM Air 14, and MM Air 15. These
21 measures will be implemented to reduce emissions during construction and
22 operations. (See *infra* discussion of mitigation) The measures added and
23 amended by the Final EIR will not result in a change in the level of significance
24 related to this potential impact. After mitigation, Project-generated emissions
25 would be reduced; however, there would be no quantitative reduction associated
26 with the imposed mitigation measures. (Draft EIR, p. 4.3-69.) Therefore, there
27 would be no change in the estimated criteria pollutant emissions for the Project.
28

1 (Draft EIR, p. 4.3-69; Final EIR, p. 1.0-45; see Draft EIR, Section 6.0 [further
2 discussing cumulative impacts related to Air Quality]; see infra discussion of
3 cumulative impacts in Section VI.) Pursuant to State CEQA Guidelines section
4 15091, specific economic, legal, social, technological or other considerations,
5 including provision of employment opportunities for highly trained workers,
6 make infeasible the mitigation measures or Project alternatives identified in the
7 Final EIR. (Subd. (a)(3).)

8 The proposed Project includes specific design considerations and mitigation
9 measures to reduce potential impacts related to greenhouse gas emissions and
10 climate change. Based on the EIR, short-term emissions related to construction
11 activities will not be cumulatively considerable. (Draft EIR, p. 4.3-52 to 4.3-53.)
12 However, with no regulatory guidance or actual threshold of significance for
13 global warming or climate change, the proposed Project's emissions will result in
14 a cumulatively considerable net increase of greenhouse gas pollutants that may
15 further lead to climate change or global warming impacts and the Project will
16 have a potentially significant cumulative impact related to greenhouse gases.
17 (Draft EIR, p. 4.3-57; Draft EIR, p. 4.3-75.)

18 The following energy and environmental design features have been incorporated
19 into the proposed Project in order to increase the energy efficiency and reduce
20 potential long-term air quality impacts, including Project-related greenhouse gas
21 emissions: the Project shall be constructed in accordance with the California's
22 Energy Efficiency Standards for Residential and Nonresidential Buildings, as set
23 forth in Title 24, Part 6, of the California Code of Regulations; use of skylights to
24 allow more natural light; be painted white on the interior to create brighter interior
25 conditions; use a 4-ply roof system with a light grey color reflective cap sheet to
26 reduce the transference of heat; use roof insulation to creating higher light
27 reflection; use tankless water heaters for improved energy efficiency; use 3-phase
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1 4-wire electrical service to allow the use of more energy efficient motors and
2 drive devices than single-phase, with spare electrical conduits under the floor slab
3 to minimize the energy use for future tenant improvements; use reclaimed water
4 for irrigation, where available; use drought-tolerant plants for landscaping and use
5 wood chips in planting beds to retain moisture content; use energy efficient
6 compact fluorescent bulbs or fluorescent tube lighting; use low-E (low-emissivity)
7 reflective coatings/glazing on windows; shield lighting to not cause glare or
8 excessive light spillage; recycle construction and demolition waste generated
9 during construction activities; obtain coverage under the appropriate NPDES
10 General Construction Permit for Storm Water Discharges Associated with
11 Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002 prior to
12 obtaining the grading permits and shall implement Best Management Practices as
13 set forth in their Storm Water Pollution Prevention Plans. (See Draft EIR, pp.
14 4.3-34 to 4.3-36 [further discussing the Project's design considerations].)

15 Additionally, mitigation measures MM Air 1 through MM Air 13 will be
16 implemented, pursuant to the Draft EIR. (See *infra* discussion of mitigation
17 measures.) As previously noted, several mitigation measures were added and
18 amended by the Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM
19 Air 3d, MM Air 3e, MM Air 8, MM Air 14, and MM Air 15. These added and
20 amended mitigation measures, as implemented, will not result in a change in the
21 level of significance related to this potential impact. The measures will be
22 implemented to reduce emissions related to construction and operations activities.

23 The Final EIR discussed Greenhouse Gas reduction measures and
24 guidelines that were recommended by the California Attorney General's Office
25 CEQA Guidance, the California Air Pollution Control Officer's Association
26 (CAPCOA) CEQA and Climate Change Guidelines, the proposed amendments to
27 CEQA Guidelines Appendix G Thresholds, and the California Climate Action
28

1 Team Report. (See Final EIR, pp. 1.0-16 to 1.0-44.) Assessment of these
2 measures and guidelines in the Final EIR does not result in changes to the level of
3 significance of Greenhouse Gas-related impacts. As addressed in the Final EIR,
4 some of the measures were inapplicable to the Project, while others were already
5 addressed in the Project's design features and mitigation measures, as described
6 above.

7 The analysis estimates of the Project's GHG emissions during construction and at
8 build-out were primarily performed through the quantification of carbon dioxide
9 (CO₂) emissions. Carbon dioxide emissions accounted for approximately 84
10 percent of the state's total GHG emissions in 2004. Methane and NO_x accounted
11 for 5.7 and 6.8 percent, respectively. Therefore, while not intended to be an all-
12 inclusion inventory of overall GHG emissions from the Project; the estimation of
13 CO₂ from several sources of everyday Project operations is illustrative of much of
14 the Project's potential contribution to GHG. (Draft EIR, p. 4.3-50 to 51.)

15 It should be noted that the emission of GHG in general and CO₂ specifically into
16 the atmosphere is not of itself an adverse environmental impact. It is the impact
17 that increased concentrations of GHG in the atmosphere has upon the Earth's
18 climate (*i.e.*, climate change) and the associated consequences of climate change
19 that results in adverse environmental impacts (*e.g.*, sea level rise, loss of
20 snowpack, severe weather events). (Draft EIR, p. 4.3-50 to 51.)

21 For short-term emissions related to construction activities, the Final EIR
22 summarized the output results and presented emissions estimates in metric tonnes
23 (Mt) of CO₂ per year. (Final EIR, p. 1.0-13.) Based on the analyses, emissions
24 are anticipated to be approximately 0.00002 percent of global CO₂ emissions from
25 fossil fuels, 0.00008 percent of the United States' CO₂ equivalent emissions per
26 year, and 0.0012 percent of California's CO₂ emissions per year. (Final EIR, p.
27 1.0-14.) Given the global nature of greenhouse gases, the short-term nature of
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1 construction activities, and the Project's infinitesimal contribution to annual
2 greenhouse gas emissions, the resulting impacts on global climate change are not
3 cumulatively considerable. (Draft EIR, pp. 4.3-52 to 53, Final EIR, p. 1.0-14.)
4 For long-term emissions, the EIR analyzed emissions from electricity generation
5 from in-state and imported electricity, with average carbon intensity for electricity
6 supplied to the California grid equal to 342.12 Mt/GWh. (Draft EIR, p. 4.3-53.)
7 A conservative estimate was used, as actual emissions will likely be smaller due
8 to implementation of SB 1368 which will phase-out the use of out-of-state coal-
9 fired power plants, and implementation of AB 32 which will likely reduce carbon
10 intensity throughout the state. (Draft EIR, pp. 4.3-53.) GHG emissions associated
11 with the combustion of natural gas used by the Project were estimated using the
12 current URBEMIS model, which showed that the estimated emissions annually
13 are approximately 960 Mt/year. (Draft EIR, p. 4.3-54.) Landscape equipment
14 servicing the Project site was also analyzed using the current URBEMIS model,
15 which estimated the Project's annual landscape equipment emissions to be 2.72
16 Mt. (Draft EIR, pp. 4.3-54.) URBEMIS was also used to calculate the CO₂
17 emissions from Project-related vehicle usage as approximately 14,776 Mt
18 annually. Future reductions can be expected as a result of AB 1493 (2002), which
19 requires emissions reductions in California's new light duty vehicle fleet, starting
20 in model year 2009, which could reduce vehicle emissions by 27% by 2030.
21 (Draft EIR, p. 4.3-55.) The total carbon dioxide emissions generated from Project
22 operation is 17,954.72 Mt per year, primarily from vehicle use followed by
23 electricity consumption at 82 and 12 percent. Not included in this estimate are
24 emissions from construction related electricity, natural gas, and mobile sources
25 nor are emissions from wastewater treatment and landfill of solid waste during
26 Project operation. Given the global nature of GHG and their ability to alter the
27 Earth's climate, it is not anticipated that a single development Project, even one
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1 this size, would have an effect on global climate conditions. It is, however,
2 reasonably foreseeable that emissions resulting from this Project in combination
3 with statewide, national, and international emissions could cumulatively
4 contribute to a change in Earth's climate, i.e., global warming. (Draft EIR, p. 4.3-
5 56 to 57.)

6 To lessen the impacts related to global warming and GHG production, the Project
7 will be implementing the above-noted measures. However, there are no
8 quantitative reductions associated with them. Therefore, it can be concluded that
9 the Project's resulting impacts on global climate change are considered to be
10 cumulatively considerable when considered in combination with other statewide,
11 national and international emissions, and the proposed Project will have a
12 potentially significant impact related to greenhouse gases. (Draft EIR, p. 4.3-57.)

13 Pursuant to State CEQA Guidelines section 15091, specific economic, legal,
14 social, technological or other considerations, including provision of employment
15 opportunities for highly trained workers, make infeasible the mitigation measures
16 or Project alternatives identified in the Final EIR. (Subd. (a)(3).)

17 The Project could expose sensitive receptors to substantial pollutant
18 concentrations on a regional level. Therefore, impacts are considered significant.
19 (Draft EIR, p. 4.3-58.) Changes or alterations have been required in, or
20 incorporated into, the Project that help reduce the potential impacts, but impacts
21 will remain significant and unavoidable. (Draft EIR, p. 4.3-67 to 68.)

22 Additionally, mitigation measures will be implemented to reduce emissions
23 during construction and operations activities. (See *infra* discussion of mitigation
24 measures.) MM Air 1 through MM Air 13 will be implemented. However, as
25 previously noted, several mitigation measures were added and amended by the
26 Final EIR, as follows: MM Air 3a, MM Air 3b, MM Air 3c, MM Air 3d, MM Air
27 3e, MM Air 8, MM Air 14, and MM Air 15. These added and amended
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1 mitigation measures, as implemented, will not result in a change in the level of
2 significance related to this potential impact.

3 Several sensitive receptors are located immediately adjacent to Plot Plans 18876,
4 18877, and 16979 (see Figure 4.3-2 of the EIR). Plot Plan 16979 is adjacent to
5 the senior community of Country Village, and Plot Plans 18876 and 18877 are
6 adjacent to Mira Loma Village. Although the Project does not contribute to
7 exceeding the localized significance thresholds on a long-term basis, as discussed
8 in the Draft EIR (Draft EIR, p. 4.3-47) and the findings within this section, above,
9 the Project's emissions would exceed the long-term and short-term regional
10 significance thresholds. (Draft EIR, pp. 4.3-32, 58.) Therefore, on a regional
11 level, the Project could result in the exposure of sensitive receptors to substantial
12 pollutant concentrations. Therefore, impacts are considered significant despite
13 mitigation. (Draft EIR, p. 4.3-58.)

14 As previously indicated, emissions of ROG, NOX, and CO will be significant
15 based on SCAQMD's regional significance threshold. (See *supra* discussion of
16 criteria pollutants; Draft EIR, pp. 4.3-41, 4.3-42; Final EIR, pp. 1.0-6, 1.0-45.)
17 Additionally, short-term emissions of PM-10 and PM-2.5 will be significant based
18 on SCAQMD's localized significance thresholds. (Draft EIR, p. 4.3-44; Final
19 EIR, pp. 1.0-8 to 1.0-11; see *supra* discussion of criteria pollutants.)

20 In high concentrations, CO can cause serious health problems in humans by
21 limiting the red blood cells' ability to carry oxygen. The health threat from lower
22 levels of CO is most serious for those who suffer from heart disease, like angina,
23 clogged arteries, or congestive heart failure. In those persons, a single exposure
24 of CO at low levels may cause chest pain and reduce the ability to exercise;
25 repeated exposures may contribute to other cardiovascular effects. In healthy
26 people, breathing high levels of CO may result in vision problems, reduced ability
27 to work or learn reduced manual dexterity, and difficulty performing complex
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1 tasks. At extremely high levels, CO is poisonous and can cause death. CO also
2 contributes to the formation of smog ground-level ozone, which can trigger
3 serious respiratory problems. (Draft EIR, p. 4.3-7 [citing SCAQMD 1993].)

4 NO_x's most important oxides in air pollution are nitric oxide (NO) and nitrogen
5 dioxide (NO₂). NO₂ at atmospheric concentrations is a potential irritant and can
6 cause coughing in healthy persons, due to increase resistance to air flow and
7 airway contraction. Larger decreases in lung functions are observed in
8 individuals with preexisting respiratory illness. Long-term exposure to NO₂ can
9 potentially lead to increased levels of respiratory illness in children. NO_x is one of
10 the main ingredients involved in the formation of ground-level ozone, which can
11 trigger serious respiratory problems. (Draft EIR, p. 4.3-7.)

12 Although health-based standards have not been established for Reactive Organic
13 Gases/Volatile Organic Compounds (ROG/VOCs), health effects can occur from
14 exposures to high concentrations because of interference with oxygen uptake. In
15 general, ambient concentrations in the atmosphere are suspected to cause
16 coughing, sneezing, headaches, weakness, laryngitis, and bronchitis, even at low
17 concentrations. Some hydrocarbon components are thought or known to be
18 hazardous. Benzene, for example, is a hydrocarbon component of VOC
19 emissions that is known to be a human carcinogen. (Draft EIR, p. 4.3-9.)

20 Both PM-10 and PM-2.5 can be inhaled into the deepest part of the lung,
21 attributing to health effects. The presence of these fine particles by themselves
22 causes lung damage and interfere with the body's ability to clear its respiratory
23 tract. Said particles can also act as a carrier of other toxic substances (SCAQMD
24 1993). Several studies have assessed the effects of long-term particulate matter
25 exposure and have found it associated with symptoms of chronic bronchitis and
26 decreased lung function. A lower rate of growth in lung function has been
27 found in children living in areas with higher levels of particulate pollution. The
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1 sources contributing to particulate matter pollution include road dust, windblown
2 dust, agriculture, construction, fireplaces and wood burning stoves, and vehicle
3 exhaust. (Draft EIR, p. 4.3-8.)

4 As shown in Figure 2.0-1 of the Final EIR, a setback of 1,000 feet (300 meters)
5 from the boundaries of nearby residential development, as recommended in one of
6 the comment letters, would encompass the entirety of three of the proposed plot
7 plan sites (PP18876, PP18877 and PP18879) and most of the other three plot plan
8 sites (PP16979, PP17788 and PP18879). (Final EIR, pp. 2.0-96, 2.0-98.) A
9 1,500-foot setback would encompass the entire Project site. (*Id.*) Thus, either
10 setback would prevent development of the Project site in accordance with the
11 current land use designation as Community Development-Light Industrial and
12 zoning as Medium Manufacturing (M-M) and Industrial Park (I-P). (Final EIR, p.
13 2.0-96.)

14 These setbacks are equivalent to the Draft EIR's "No Project Alternative," which
15 is evaluated in the "Alternatives to the Proposed Project" discussion beginning on
16 page 6.0-31 of the Draft EIR. As discussed, therein, the "No Project Alternative"
17 fails to meet any of the Project Objectives listed in the Draft EIR (Draft EIR, pp.
18 6.0-31, 6.0-32). Accordingly, and consistent with both the Handbook and Draft
19 EIR's explanation, such a setback requirement is infeasible. (See *infra* discussion
20 of buffers for exposure of sensitive receptors to diesel exhaust and related health
21 effects.) Pursuant to State CEQA Guidelines, section 15091, specific economic,
22 legal, social, technological or other considerations, including provision of
23 employment opportunities for highly trained workers, make infeasible the
24 mitigation measures or Project alternatives identified in the Final EIR. (Subd.
25 (a)(3).)

26 The proposed Project would expose sensitive receptors to diesel exhaust, a toxic
27 air contaminant, at a level that exceeds 10 excess cancer cases per one million
28

1 people. (Draft EIR, pp. 4.3-66; 4.3-72.) Changes or alterations have been
2 required in, or incorporated into, the Project that help reduce the potential
3 impacts, but impacts will remain significant and unavoidable. (Draft EIR, pp. 4.3-
4 67, 4.3-72.)

5 The Mira Loma Village neighborhood is located adjacent to Plot Plans 18876 and
6 18877, and the retirement community of Country Village is located directly east
7 of Plot Plan 16979. The nearest schools to the Project site are Mission Bell
8 Elementary School located approximately $\frac{3}{4}$ mile southeast of the Project site,
9 Granite Hill Elementary School located approximately $1\frac{1}{4}$ mile east of the Project
10 site and Jurupa Valley High School located approximately $1\frac{1}{4}$ mile south of the
11 Project site. (Draft EIR, p. 4.3-58.) Therefore, there are no schools located
12 within $\frac{1}{4}$ mile of the Project site.

13 The proposed Project includes distribution center warehouses, which will result in
14 DPM emissions from Project-generated vehicles. Because a primary component
15 of the Project's emissions will be diesel exhaust and diesel has been determined to
16 be a carcinogen by the State of California, a mobile source diesel emissions
17 Health Risk Assessment (HRA) was prepared for the proposed Project using the
18 mobile source HRA guidelines established by SCAQMD, and was designed to
19 produce conservatively high estimates of the risks posed by DPM. The HRA is
20 contained in its entirety in Appendix B of the Draft EIR. (Draft EIR, p. 4.3-58.)

21 Cancer risks are based upon mathematical calculations which estimate the
22 probability of the number of people who will develop cancer after 24-hour-a-day,
23 365-days-a-year exposure to DPM at the same concentration for a period of 70
24 years. The cancer risks from DPM occur exclusively through the inhalation
25 pathway. (Draft EIR, pp. 4.3-58 to 59.) Cancer risk represents the probability
26 that a person develops some form of cancer; the estimated risk does not represent
27 actual mortality rates. (Draft EIR, p. 4.3-59.)
28

1 The existing cancer risks from DPM emissions were modeled and indicated that,
2 without the proposed Project, the sensitive receptors in the Mira Loma Village
3 and Rancho Mira Loma are already exposed to cancer risks from DPM exceeding
4 10 in one million, and 25 of the 40 receptors are exposed to cancer risks from
5 DPM, which exceed the SCAQMD threshold of 10 in one million. (Draft EIR,
6 pp. 4.3-61 to 63.) There exists a strong relationship between cancer risk from
7 DPM and proximity to Etiwanda Avenue, Philadelphia Street, Jurupa Street, and
8 Mission Boulevard/Van Buren Boulevard (all roadways are used heavily by diesel
9 trucks). (Draft EIR, p. 4.3-63.)

10 The Project's DPM emissions will result in cancer risks greater than 10 in one
11 million to the mapped sensitive receptors in the Mira Loma Village development
12 east of Etiwanda Avenue and north of SR-60. (Draft EIR, pp. 4.3-63 to 4.3-65.)

13 The cancer risk faced by sensitive receptors (residences) in the Project vicinity
14 from DPM emissions from Project-generated traffic ranges from 0.4 in one
15 million to 22.2 in one million, which will exceed the SCAQMD recommended
16 threshold of significance of 10 in one million. Therefore, cancer risks from
17 Project-generated DPM emissions without implementing any mitigation measures
18 are considered significant. (Draft EIR, p. 4.3-66.)

19 Implementation of mitigation measures MM Air 4, MM Air 5 and MM Air 7 will
20 reduce DPM emissions from Project-generated traffic, with only MM Air 7
21 producing a quantifiable reduction. The implementation of these mitigation
22 measures will not reduce DPM-related cancer risk to a level of less than
23 significant. (Draft EIR, pp. 4.3-70 to 4.3-71.) Even when mitigated, the Project's
24 DPM emissions will result in cancer risks of greater than 10 in one million in the
25 Mira Loma Village development east of Etiwanda Avenue and north of SR-60.
26 (Draft EIR, pp. 4.3-70 to 4.3-72.) Additionally, the cancer risk faced by sensitive
27 receptors (residences) in the Project vicinity from DPM emissions from Project-
28

1 generated traffic will range from 0.4 in one million to 21.5 in one million, and
2 thus will still exceed the SCAQMD recommended threshold of significance of 10
3 in one million and are still considered significant. (Draft EIR, p. 4.3-72.)

4 Regarding the use of setbacks from diesel sources, the Draft EIR identifies the
5 provision of a minimum 300 meter setback (1,000 feet) from truck traffic to
6 sensitive receptors/homes as a potential mitigation measure. However, this
7 potential mitigation measure and other set-backs like it are considered infeasible
8 because in order to meet the SCAQMD's recommended 300 meter distance from
9 sensitive receptors, the proposed plot plans would have to be relocated outside the
10 Mira Loma Commerce Center (MLCC) complex, the area surrounding the MLCC
11 complex is generally developed with other similar industrial uses or with
12 residential uses, and there are limited areas left other than the proposed plot plan
13 sites, for which the Project could be relocated and they may or may not be able to
14 be located 300 meters away from residences at another site. (Draft EIR, p. 4.3-
15 68.)

16 The California Environmental Protection Agency and the California Air
17 Resources Board recommends that setbacks should be considered when siting
18 sensitive land uses near particular uses, such as freeways and distribution centers,
19 but this is not mandatory. This Project encompasses approximately 60 acres
20 within the already existing 288-acre Mira Loma Commerce Center, which is
21 already largely developed with other uses. (Final EIR, p. 2.0-96.) Accordingly,
22 imposing setback requirements would introduce conflicts within the existing land
23 uses. (Final EIR, p. 2.0-96.)

24 A setback of 1,000 feet (300 meters) from residential development would
25 encompass the entirety of three of the proposed plot plan sites (PP18876,
26 PP18877 and PP18879) and most of the other three plot plan sites (PP16979,
27 PP17788 and PP18879). (Final EIR, pp. 2.0-96, 2.0-98.) A 1,500-foot setback
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1 would encompass the entire Project site. (*Id.*) Thus, either setback would prevent
2 development of any portion of the Project site in accordance with the current land
3 use designation and zoning. (Final EIR, p. 2.0-96.) The setbacks are equivalent
4 to the Draft EIR's "No Project Alternative," which was evaluated in the EIR and
5 fails to meet the Project Objectives listed in the Draft EIR (Draft EIR, pp. 6.0-31,
6 6.0-32). Accordingly, a setback requirement is infeasible.

7 The Project is located in an area where the existing background DPM
8 concentrations currently cause sensitive receptors in the Project vicinity to be
9 exposed to cancer risks from DPM of greater than 10 in one million. Therefore,
10 the Project's contribution to this pre-existing problem is considered a significant
11 cumulative impact. (p. 4.3-75 of Draft EIR) The proposed Project's impacts
12 related to DPM are unavoidable adverse impacts, as the Project- related and
13 cumulative impacts to air quality cannot be successfully mitigated to a level
14 below significance, and therefore unavoidable adverse impacts remain. (p. 6.0-28
15 of Draft EIR.) Pursuant to State CEQA Guidelines, section 15091, specific
16 economic, legal, social, technological or other considerations, including provision
17 of employment opportunities for highly trained workers, make infeasible the
18 mitigation measures or Project alternatives identified in the Final EIR. (Subd.
19 (a)(3).)

20 Regarding cumulative impacts, air pollutant emissions associated with RCIP
21 General Plan build-out would occur over the short-term from individual
22 construction activities, such as fugitive dust from site preparation and grading and
23 emissions from equipment exhaust. Long-term local CO emissions at
24 intersections in the County would be affected by Project traffic. Future sources
25 and types of air pollutants generated at build-out of the RCIP General Plan will be
26 similar to those presently produced although the amounts generated will be
27 greater. The vast majority of long-term pollutants at build-out of the RCIP
28

1 General Plan will be from vehicular traffic, with the rest generated from stationary
2 sources such as power plants and industrial facilities. Although implementation
3 of the RCIP General Plan's policies will mitigate air quality impacts, even after
4 implementation of all feasible mitigation measures, the RCIP General Plan EIR
5 concludes that air quality impacts caused by construction and long-term stationary
6 and mobile emissions remain significant. Air quality impacts on sensitive
7 receptors, however, would be mitigated to below the level of significance through
8 implementation of the RCIP General Plan's policies. (Draft EIR, p. 6.0-11.) The
9 Riverside County General Plan would contribute to the regional air pollutant
10 emissions during construction periods and at build-out, and thus the RCIP General
11 Plan will have significant and unavoidable cumulative air quality impacts. (Draft
12 EIR, p. 6.0-11.)

13 The Project site is located within a non-attainment region of the South Coast Air
14 Basin (SCAB) and any new contribution of emissions would be considered
15 significant and adverse. Locally, the Project's traffic would be added to
16 surrounding roadways and may potentially create micro-scale impacts to sensitive
17 receptors adjacent to traveled roadways. Continued local and regional growth not
18 only contributes vehicle emissions, but often creates a slowing of all other cars to
19 less pollution efficient speeds as roadways reach their capacity. A number of
20 small secondary sources may contribute pollutants to the regional burden such as
21 temporary construction activity emissions, off-site or non-basin emission from
22 power plants supplying electricity, natural gas combustion, or the use of gas-
23 powered landscape utility equipment. Air quality impacts of Project
24 implementation, when considered in concert with other existing, approved and
25 planned and not yet built Projects, would therefore, result in an incremental
26 contribution to the degradation of air quality in the SCAB. (Draft EIR, p. 6.0-
27 12.)
28

1 The Air Quality Management Plan (AQMP) for the SCAB sets forth a
2 comprehensive program that will lead compliance with all federal and state air
3 quality standards. Conformance with the AQMP for development Projects is
4 determined by demonstrating compliance with local land use plans and/or
5 population Projections or evaluation of assumed emissions. (Draft EIR, p. 6.0-
6 12.)

7 The proposed Project is within Riverside County located in the community of
8 Mira Loma. The proposed Project consists of vacant in-fill lots within a land use
9 designation of "Light Industrial," which is limited to warehousing/distribution,
10 assembly and light manufacturing, and repair facilities. The plot plans located
11 closest to existing residences have been zoned "Industrial Park" while the other
12 three plot plans have been zoned "Medium-Manufacturing." The Project is
13 consistent with the land use designation, will not conflict with the implementation
14 of the AQMP, and therefore, impacts can be considered less than significant.
15 (Draft EIR, pp. 6.0-12 to 6.0-13.)

16 As discussed in the Air Quality Section of the Draft EIR, operational emissions
17 from the cumulative Projects will exceed the regional thresholds for ROG, NO_x,
18 CO, PM-10, and PM-2.5 in both summer and winter. (Draft EIR, p. 6.0-13; Draft
19 EIR, p. 4.3-74 [indicating that SO₂ was only criteria pollutant of which the
20 threshold was not exceeded in both summer and winter].) Since the Project's
21 operational emissions already exceed the SCAQMD regional thresholds for ROG,
22 NO_x, and CO in both summer and winter; when this is combined with the
23 cumulative Project emissions, the Project will result in a significant contribution
24 to cumulative air quality impacts. (Draft EIR, p. 6.0-13.) Since the Project area is
25 non-attainment area for ozone, PM-10, and PM-2.5 under state and federal
26 standards, emissions of any criteria pollutant, will result in cumulative impacts.
27 Therefore, the Project will result in cumulative impacts to air quality. (Draft EIR,
28

1 p. 6.0-13.)

2 In addition to the analysis of Project-related air quality impacts, the Air Quality
3 Study and the health risk assessment analyzed the cumulative impacts associated
4 with diesel exhaust attributed to the proposed Project, RCIP General Plan build-
5 out, and other reasonably foreseeable Projects in the area. (Draft EIR, p. 6.0-13.)

6 In 2006, the background diesel PM cancer risks exceed the threshold of
7 significance at 25 of the 40 receptor locations. When other Projects are
8 considered, the background diesel PM concentrations and cancer risks will exceed
9 the SCAQMD threshold. Therefore, by adding more sources of diesel PM in the
10 Project vicinity, the Project will result in a cumulatively significant impact.
11 (Draft EIR, p. 6.0-13.)

12 Regarding global warming and GHG emissions, implementation of the Project
13 design features will help reduce the intensity of Project-related emissions. It is
14 reasonably foreseeable that emissions resulting from this Project in combination
15 with statewide, national, and international emissions could cumulatively
16 contribute to a change in Earth's climate. Although implementation of the
17 Project's design features will reduce Project-generated GHG emissions, there are
18 no quantitative reductions in GHG emissions associated with them; therefore, it
19 can be concluded that the proposed Project's resulting impacts on global climate
20 change are considered to be cumulatively considerable when considered in
21 combination with other statewide, national and international emissions, and the
22 proposed Project will have a potentially significant cumulative impact related to
23 greenhouse gases. (Draft EIR, pp. 6.0-13 to 6.0-14.)

24 Mitigation measures MM Air 1 through MM Air 15, addressing construction and
25 operations activities, have been incorporated into the Project to reduce Project-
26 level impacts. (See *infra* discussion of mitigation; Draft EIR, p. 6.0-14.)
27 However, the Project will contribute incrementally to an existing air quality
28

1 problem. The cumulative air impacts cannot be avoided and will remain
2 significant and unavoidable. Adoption of a Statement of Overriding
3 Considerations will be required prior to Project approval. (Draft EIR, p. 6.0-14.)
4 It can be concluded that the proposed Project's resulting impacts on global
5 climate change are cumulatively considerable when considered in combination
6 with other statewide, national and international emissions, and will be potentially
7 significant. (Draft EIR, p. 6.0-14.) Pursuant to State CEQA Guidelines, section
8 15091, specific economic, legal, social, technological or other considerations,
9 including provision of employment opportunities for highly trained workers,
10 make infeasible the mitigation measures or Project alternatives identified in the
11 Final EIR. (Subd. (a)(3).)

12 2. Mitigation:

13 The proposed Project has been modified to partially avoid or lessen significant
14 impacts; however impacts cannot be fully mitigated below a level of significance.
15 Mitigation measures are hereby adopted and will be implemented as provided in
16 the Mitigation, Monitoring, and Reporting Program.

17 Mitigation Measure Air 1: During construction, mobile construction equipment
18 will be properly maintained at an off-site location, which includes proper tuning
19 and timing of engines. Equipment maintenance records and equipment design
20 specification data sheets shall be kept on-site during construction. (Draft EIR, p.
21 4.3-67.)

22 Mitigation Measure Air 2: The Project proponent shall assure that the following
23 requirement be incorporated into all relevant construction drawings and the
24 contract between the Project proponent and the general contractor: Construction
25 vehicles shall be prohibited from idling for a period in excess of 5 minutes both
26 on-site and off-site. Each subcontractor or material supplier shall be responsible
27 for compliance with this provision and the general contractor will have
28

1 responsibility to oversee implementation. Further, the general contractor shall
2 place a sign at each building driveway notifying equipment operators that idling
3 times shall not exceed five minutes. (Draft EIR, p. 4.3-67.)

4 Mitigation Measure Air 3: Configure construction parking to minimize traffic
5 interference. (Draft EIR, p. 4.3-67.)

6 Mitigation measures were added or amended by the Final EIR. However, there is
7 no change in the level of significance for the above-noted potential impacts
8 relative to that indicated in the Draft EIR. Additions and amendments were made,
9 as follows:

10 Mitigation Measure Air 3a: The Project developer shall require, by contract
11 specification, that, low sulfur diesel powered vehicles with Tier 4 engines(once
12 available on the market) or retrofitted/repowered—to meet equivalent emissions
13 standards as Tier 4 engines—be used in construction equipment. Contract
14 specifications shall be included in Project construction documents, which shall be
15 reviewed by the Department of Building and Safety’s Grading Division prior to
16 issuance of a grading permit. (Final EIR, p. 3.0-4.)

17 Mitigation Measure Air 3b: Prior to issuance of grading permits, the Project
18 developer shall submit a traffic control plan that will provide temporary traffic
19 control (e.g., flag person) during construction activities. To reduce traffic
20 congestion, and therefore NOx, this plan shall include, any or all of the following
21 measures, as may be needed to achieve the requirement that during construction
22 activities both construction and on-street traffic will have idling times of five
23 minutes or less: dedicated turn lanes for movement of construction trucks and
24 equipment on- and off-site, scheduling of construction activities that affect traffic
25 flow on the arterial system to off-peak hour, and/or signal synchronization to
26 improve traffic flow. (Final EIR, pp. 1.0-14 to 1.0-15.)

27 Mitigation Measure Air 3c: Electricity from power poles shall be used instead of
28

1 temporary diesel- or gasoline-powered generators to reduce the associated
2 emissions. Approval will be required by the Department of Building and Safety's
3 Grading Division prior to issuance of a grading permit. (Final EIR, p. 1.0-15.)

4 Mitigation Measure Air 3d: The Project developer will implement the following
5 dust control measures consistent with SCAQMD Rule 403 – Fugitive Dust during
6 construction phases of the proposed Project: Application of water and/or
7 approved nontoxic chemical soil stabilizers according to manufacturer's
8 specification to all inactive construction areas (previously graded areas that have
9 been inactive for 10 or more days). (Final EIR, p. 1.0-15.) Periodic watering for
10 short-term stabilization of disturbed surface areas and haul roads to minimize
11 visible fugitive dust emissions. Watering, with complete coverage, shall occur at
12 least three times a day, preferably in the mid-morning, afternoon and after work is
13 done for the day. (Final EIR, p. 1.0-15.) Suspension of all excavation and
14 grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per
15 hour over a 30-minute period. (Final EIR, p. 1.0-15.) Requiring all trucks
16 hauling dirt, sand, soil, or other loose materials are to be covered. (Final EIR, p.
17 3.0-7.) Sweeping of streets at the end of the day if visible soil material is carried
18 over to adjacent roads. (Final EIR, p. 1.0-15.) Installation of wheel washers or
19 gravel construction entrances where vehicles enter and exit unpaved roads onto
20 paved roads, or wash off trucks and any equipment leaving the site each trip.
21 (Final EIR, p. 1.0-15.) Posting and enforcement of traffic speed limits of 25 miles
22 per hour or less on all unpaved roads. (Final EIR, p. 1.0-15.)

23 Mitigation Measure Air 3e: No more than one plot plan site (Plot Plan 16979,
24 Plot Plan 17788, Plot Plan 18875, Plot Plan 18876, Plot Plan 18877, and Plot Plan
25 18879) shall be graded at one time in order to reduce the total daily emission of
26 fugitive dust. Approval of a grading schedule shall be submitted to the
27 Department of Building and Safety's Grading Division prior to issuance of a
28

1 grading permit. (Final EIR, p. 1.0-15.)

2 Mitigation Measure Air 4: Project-generated trucks shall be instructed to avoid
3 residential areas and schools. (Draft EIR, p. 4.3-67.)

4 Mitigation Measure Air 5: Where transport refrigeration units (TRUs) are in use,
5 electrical hookups will be installed at all loading and unloading stalls in order to
6 allow TRUs with electric standby capabilities to use them. Trucks shall be
7 equipped to connect with the electrical hookups provided and be prohibited from
8 running TRUs when the truck is not in use. (Final EIR, p. 3.0-9.)

9 Mitigation Measure Air 6: Service equipment at the facilities will be either low-
10 emission propane powered or electric. (i.e., forklifts). (Draft EIR, p. 4.3-67.)

11 Mitigation Measure Air 7: Prohibit all vehicles from idling in excess of five
12 minutes. (Draft EIR, p. 4.3-67.)

13 Mitigation Measure Air 8: In order to promote alternative fuels, and help support
14 “clean” truck fleets, the developer/successor-in-interest shall provide building
15 occupants and businesses with information related to SCAQMD’s Carl Moyer
16 Program, or other State programs that restrict the operation to “clean” trucks, such
17 as 2007 or newer model year or 2010 compliant vehicles. (Draft EIR, p. 4.3-67.)

18 Mitigation Measure Air 9: Provide specific entrances and exits that minimize
19 truck emissions to homes. (Draft EIR, p. 4.3-67.)

20 Mitigation Measure Air 10: Implement signal synchronization to improve track
21 flow. (Draft EIR, p. 4.3-68.)

22 Mitigation Measure Air 11: Each plot plan proponent shall be responsible for
23 providing information about park-and-ride programs for employees. (Draft EIR,
24 p. 4.3-68.)

25 Mitigation Measure Air 12: The Project developer on each plot plan shall provide
26 information to building occupants on incentives and programs related to low-
27 sulfur fuels and particulate traps, as well as other technologies available to
28

1 business or truck fleets that reduce diesel particulate matter created by the
2 SCAQMD. (Draft EIR, p. 4.3-68.)

3 Mitigation Measure Air 13: Although the nature of the Project does not include
4 the use of many appliances, if appliances are installed, they will be new; and
5 therefore, in compliance with the most current energy usage standards. (Draft
6 EIR, p. 4.3-68.)

7 Mitigation Measure Air 14: In order to promote energy efficiency and reduce
8 energy consumption, the developer/successor-in-interest shall supply building
9 occupants and businesses with information on energy efficiency and/or Energy
10 Services Companies. (Final EIR, p. 1.0-16.)

11 Mitigation Measure Air 15: The Project developer of each plot plan shall
12 designate parking spaces for high-occupancy vehicles and provide larger parking
13 spaces to accommodate vans used for ride sharing. Proof of compliance will be
14 required prior to the issuance of occupancy permits. (Final EIR, p. 1.0-16.)

15 U. Noise

16 1. Impacts:

17 The proposed Project would not expose people residing or working in the Project
18 area to excessive noise levels from a public airport or public use airport within
19 two miles of the Project site or a private airstrip within vicinity of the Project site,
20 as none are present. (Draft EIR, p. 4.11-8.) The proposed Project is not located
21 within two miles of a public airport or public use airport and is not in the vicinity
22 of a private airstrip. Therefore, the Project will not expose people residing or
23 working in the Project area to excessive airport-related noise levels, there will be
24 no impact, and no Project-specific mitigation measures are required since no
25 significant adverse impacts are anticipated.

26 The proposed Project would not expose people residing or working in the Project
27 area to excessive railroad noise levels, as railroad noise levels will be less than
28

1 significant. (Draft EIR, p. 4.11-8.) There are existing rail spurs within the Project
2 site, and trains create intermittent noise impacts, but the distance and the quantity
3 of existing structures between the Project site and the railroad are expected to
4 provide adequate noise attenuation to the Project site for railroad noise. Potential
5 impacts from railroad noise will be less than significant, and no Project-specific
6 mitigation measures are required since no significant adverse impacts are
7 anticipated.

8 The proposed Project would not result in a substantial permanent increase in
9 ambient noise levels in the Project vicinity above levels existing without the
10 Project. (Draft EIR, p. 4.11-9.) The RCIP General Plan utilizes a threshold of 5
11 dBA as criterion for substantial change in noise. Off-site noise impacts would
12 derive primarily from traffic, which would be superimposed upon an existing
13 elevated baseline at locations away from the Project site. Impacts would therefore
14 be primarily cumulative in nature. Traffic noise was calculated along 23 area
15 roadways, with the maximum Project-related noise increase is +8 dB along
16 Hopkins Street east of Etiwanda Avenue, along industrial property where the
17 noise/land use standard is 75 dB(A) CNEL. There are no sensitive receptors
18 along Hopkins Street. Since the "with Project" traffic noise level of 68 dB(A)
19 CNEL at 100 feet from the centerline will only be experienced by industrial uses
20 rather than sensitive receptors and the noise level falls within acceptable ranges
21 and will not significantly impact any adjacent land uses. Near Mira Loma
22 Village, the Project-related noise contribution is 0 to 1 dB(A) CNEL, which is
23 undetectable for humans, and thus Project-related traffic noise impacts at noise-
24 sensitive land uses are less than significant, and no Project-specific mitigation
25 measures are required.

26 Without mitigation, the proposed Project was determined to not result in a
27 substantial temporary or periodic increase in ambient noise levels above levels
28

1 existing without the Project. Therefore, construction-related noise impacts will be
2 less than significant. (Draft EIR, pp. 4.11-13; see also Final EIR, p. 1.0-56
3 [noting less than significant prior to mitigation].) Construction noise generates
4 temporary ambient noise from transport of workers and construction equipment to
5 the Project area and operation of equipment. Transportation will increase noise
6 on access roads in high single-event noise exposure potential from passing trucks
7 (*i.e.*, to 87 L_{max} dBA at 50 feet). Truck traffic on public roads is regulated by
8 federal and state governments and exempt from local government regulations.
9 Therefore, short-term construction-related noise associated with worker commute
10 and equipment transport to the Project site will be less than significant. (Draft
11 EIR, p. 4.11-11.) Excavation, grading and building erection on the Project site is
12 performed in discrete steps, each with its own noise characteristics and levels.
13 The worse-case combined noise level at the sensitive receptors during this phase
14 of construction would be 91 dBA L_{max} at a distance of 50 feet from an active
15 construction area. (Draft EIR, p. 4.11-12.) Actual construction noise levels at
16 each sensitive receptor may be somewhat less depending upon several factors: 1)
17 the distance between construction activity and the sensitive receptors, 2) the types
18 of equipment used, and 3) the hours of construction operations, among others.
19 (Draft EIR, pp. 4.11-12 to 13.) At the nearest residence from the center of the
20 Project site (around 1,000 feet) peak noise levels during construction will be
21 around 64 dB(A). Such levels will be noticeable above the background, but
22 comparable to existing single-event noise from trucks, aircraft, etc. For three of
23 the Project developments (Plot Plan 18876, Plot Plan 18877 and Plot Plan 18879),
24 the distance between the nearest construction activities and occupied residences
25 may be less than 100 feet, with peak noise levels as high as 85 dB(A, which
26 would adversely affect both outdoor uses of yards or patios, or indoor uses such as
27 sleeping, reading or having a quiet conversation. Noise impacts would be
28

1 significant if they caused a violation of any adopted standards. However,
2 Riverside County Ordinance No. 847, Section 2 specifically exempts motor
3 vehicles (other than off-highway vehicles) and private construction Projects
4 located within one-quarter of a mile from an inhabited dwelling provided that
5 construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during
6 the months of June through September or between the hours of 6:00 p.m. and 7:00
7 a.m. during the months of October through May. Riverside County Community
8 Health Agency, Department of Public Health concluded that based upon their
9 calculations, the recommendations should provide sufficient attenuation to reduce
10 the exterior noise levels to below 65 dB(A) during the day and 45 dB(A) at night.
11 (See Draft EIR, Appendix I.) Due to compliance with the ordinance,
12 construction-related noise impacts will be less than significant. Nonetheless, the
13 recommendations of the Department of Public Health are further included as
14 mitigation measures MM Noise 1, MM Noise 5, MM Noise 6, and MM Noise 7.
15 (Draft EIR, p. 4.11-13; see *infra* discussion of Mitigation.) MM Noise 1 pertains
16 to construction noise and highlights the requirements imposed by Section 1.G.1 of
17 Riverside County Ordinance No. 457. Although the impacts are already less than
18 significant, additional mitigation measures have been added to further reduce
19 construction-related noise through MM Noise 2 requiring maintenance of proper
20 mufflers on equipment, and MM Noise 3 and MM Noise 4, assuring that
21 construction staging and equipment operation areas are not located close to
22 existing sensitive receptors. (Draft EIR, p. 4.11-13.)

23 Even without mitigation, the Project would not likely expose persons to an
24 excessive amount of vibration or groundborne noise impacts. Construction
25 activity can result in varying degrees of ground vibration that spread through the
26 ground and diminish in strength with distance. Sensitive receptors that may be
27 affected by construction-related vibration associated with the proposed Project
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1 include residences located to the east and south of the Project boundary. The use
2 of heavy construction equipment generates vibration levels that would not exceed
3 the annoyance threshold of 80 Vdb. The nearest sensitive receptor is the Mira
4 Loma Village residential development located south and west of the Project site.
5 Vibration levels at these receptors would not exceed the potential building
6 damage threshold of 0.5 PPV. (Draft EIR, p. 4.11-19.) The majority of
7 construction activity would be more than 60 feet from these residential structures
8 and would not be considered annoying and would comply with Riverside County
9 Ordinance No. 457, Section 1.G.1, which requires that whenever a construction
10 site is within one-quarter mile of an occupied residence or residences, no
11 construction activities shall be undertaken between the hours of 6 p.m. and 6 a.m.
12 during the months of June through September and between the hours of 6 p.m.
13 and 7 a.m. during the months of October through May. Compliance with this
14 regulatory requirement would further minimize potential impacts due to
15 construction-related vibration. Therefore, potential impacts upon persons or
16 structures due to construction-related vibration will be considered less than
17 significant. (Draft EIR, p. 4.11-18.) Although the impacts will be less than
18 significant, the incorporation of MM Noise 1 further ensure that impacts remain
19 less than significant by highlighting the requirement for complying with Riverside
20 County Ordinance No. 457. (Draft EIR, p. 4.11-18.)

21 Without mitigation, the Project may expose persons to or generate noise levels in
22 excess of standards established in the local general plan or noise ordinance, or
23 applicable standards of other agencies. The baseline noise levels are under the
24 required 75 dB(A) CNEL threshold and are acceptable for the proposed Project.
25 The presence of State Route 60 and adjacent existing industrial uses are
26 anticipated to act as a buffer to mask any of the noise effects from the Project site.
27 Near any Mira Loma Village residences along site access roads, the Project-

1 related noise contribution of 0 to 1 dB(A) CNEL is undetectable for humans.
2 Project-related traffic noise impacts at any noise-sensitive land uses are therefore
3 less than significant. (Draft EIR, p. 4.11-16.) Operations have potential to create
4 adverse noise impacts from loading operations or truck movements. Nighttime
5 dock operations would be sufficient for the impact to be significant, unless
6 mitigated and exacerbated if trailers are delivered or picked up at night. Daytime
7 operational noise is not considered a source of significant impact if a barrier
8 shields the visibility of the loading activity from any ground-floor observers.
9 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
10 alternatives have been required in, or incorporated into, the Project which avoid or
11 substantially lessen the significant environmental effect identified in the Final
12 EIR. (Draft EIR, pp. 4.11-16 to 17.) Mitigation measures MM Noise 5, MM
13 Noise 6, MM Noise 7, MM Noise 8, and MM Noise 9 would reduce or eliminate
14 impacts related to the Project exceeding Riverside County General Plan standards.
15 Mitigation Measure MM Noise 9 requires no nocturnal activities at Plot Plans
16 18876 and 18877, near the residences. (Draft EIR, p. 4.11-17; see *infra*
17 discussion of MM Noise 9.) Due to building orientation, intervening land uses
18 and the orientation of the nearest residences, the noise impacts from potential
19 nocturnal operations associated with Plot Plan 18879, Plot Plan 17788 and Plot
20 Plan 16979 will be mitigated to below the level of significance through
21 implementation of the remaining mitigation measures. MM Noise 5 indicates the
22 county's nighttime/daytime noise standards, MM Noise 6 requires the placement
23 of an 8-foot noise barrier for certain activities and distances from residences, MM
24 Noise 7 requires further acoustic analysis to evaluate the effectiveness of
25 mitigation measures, and MM Noise 8 prohibits nocturnal loading activities
26 within certain distances from residences. (Draft EIR, p. 4.11-17; Final EIR, p.
27 1.0-57.) Implementation of the above-listed mitigation measures will reduce these
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1 potential operational noise effects to below the level of significance. (Draft EIR,
2 pp. 4.11-17, 4.11-20; see *supra* discussion regarding mitigation measures.)

3 Although mitigation measures MM Noise 1 through MM Noise 9 would help
4 reduce noise impacts from the proposed Project, but not to a level of less than
5 significant, (see *infra* discussion of MM Noise 1 through MM Noise 9; Draft EIR,
6 pp. 4.11-19 to 4.11-20), the Project will have cumulative impacts associated with
7 noise because the existing noise environment already exceeds County standards
8 without incorporation of the proposed Project and the Project will be adding to
9 that noise environment. While mitigation measures have been incorporated which
10 will reduce Project-related noise impacts to less than significant levels, no
11 mitigation measures have been included in the Project that can reduce the
12 proposed Project's contribution to a cumulative impact related to the already
13 noisy environment. (Draft EIR, pp. 6.0-22 to 6.0-23.)

14 Implementation of the Riverside County General Plan would result in potential
15 Project-related long-term vehicular noise that would affect sensitive land uses
16 along roads. New development, particularly residential uses along and adjacent to
17 major transit corridors, could be exposed to excessive traffic-related and railroad
18 noise levels. RCIP General Plan build-out could also expose sensitive receptors
19 to stationary noise sources such as industrial and/or commercial uses. However,
20 implementation of RCIP General Plan policies and RCIP General Plan EIR
21 mitigation measures would reduce these impacts to less than significant levels.
22 Implementation of the RCIP General Plan would not result in significant
23 unmitigated cumulative noise levels, and thus would not substantially contribute
24 to cumulative noise impacts. (Draft EIR, p. 6.0-22.)

25 Construction of the proposed Project would result in short-term noise impacts that
26 can be mitigated to less than significant with controls on construction time periods
27 and equipment use. These noise impacts are not regarded as cumulatively
28

1 significant. (Draft EIR, p. 6.0-22.)

2 Impacts associated with vehicles coming to and leaving the proposed Project
3 include increases in noise levels along roadways in the Project vicinity. This
4 would affect land uses along specific streets and could be adverse for sensitive
5 land uses. However, the County requires that noise impacts and mitigation be
6 analyzed at full capacity of the roadways. Thus, individual Projects would
7 provide noise control beyond existing noise levels in anticipation for future
8 development. As such, individual Project mitigation would serve to reduce
9 Project related noise impacts to less than significant levels. (Draft EIR, p. 6.0-22.)
10 However, because the existing noise environment already exceeds County
11 standards without incorporation of the proposed Project, and since the Project will
12 be adding to that noise environment, the Project will have cumulative impacts
13 associated with noise. (Draft EIR, p. 6.0-22.)

14 Mitigation measures have been incorporated which will reduce Project-related
15 noise impacts to less than significant levels. No mitigation measures have been
16 included in the Project that can reduce the Project's contribution to a cumulative
17 impact related to the already noisy environment. (Draft EIR, p. 6.0-22.) After
18 incorporation of mitigation measures, the Project noise impacts will be reduced to
19 levels below significance. However, cumulative impacts remain, and a Statement
20 of Overriding Considerations will be required prior to Project approval. (Draft
21 EIR, p. 6.0-23.) Pursuant to State CEQA Guidelines section 15091, subdivision
22 (a)(3), specific economic, legal, social, technological or other considerations,
23 including provision of employment opportunities for highly trained workers,
24 make infeasible the mitigation measures or Project alternatives identified in the
25 Final EIR.

26 2. Mitigation:

27 The proposed Project has been modified to partially avoid or lessen significant
28

1 impacts; however impacts cannot be fully mitigated below a level of significance.
2 Mitigation measures are hereby adopted and will be implemented as provided in
3 the Mitigation, Monitoring, and Reporting Program.

4 Mitigation Measure Noise 1: To reduce construction-related noise, site
5 preparation, grading and construction activities within one-quarter mile of
6 occupied residences shall be limited to those hours as set forth in Section 1.G.1 of
7 Riverside County Ordinance No. 457. (Draft EIR, pp. 4.11-19.)

8 Mitigation Measure Noise 2: All construction equipment, fixed or mobile, shall
9 be equipped with properly operating and maintained mufflers. (Draft EIR, pp.
10 4.11-19.)

11 Mitigation Measure Noise 3: Construction staging areas shall not be located
12 within 200 feet of any occupied residence. (Draft EIR, pp. 4.11-19.)

13 Mitigation Measure Noise 4: No combustion powered equipment, such as pumps
14 or generators, shall be allowed to operate within 500 feet of any occupied
15 residence unless the equipment is surrounded by a noise protection barrier. (Draft
16 EIR, pp. 4.11-19.)

17 Mitigation Measure Noise 5: Facility-related noise must not exceed the following
18 worst-case noise levels 45dB(A) – 10 minute noise equivalent level ("leq"),
19 between the hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10
20 minute leq, between 7 a.m. and 10 p.m. (daytime standard) as measured at any
21 habitable dwelling, hospital, school, library, nursing home or other similar noise
22 sensitive land use. (Draft EIR, p. 4.11-20.)

23 Mitigation Measure Noise 6: An 8-foot high perimeter barrier shall be required if
24 nocturnal (10 p.m. to 7 a.m.) loading dock materials handling activities are
25 conducted within 300 feet of any residence. If nocturnal trucking activities are
26 conducted simultaneously with the operation of the warehouse/loading dock, the
27 8-foot-high barrier shall be required if such combined activities occur within 600
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1 feet of an existing home. These wall heights can be reduced by performing a
2 subsequent acoustical analysis after the final grading plan is complete. (Draft
3 EIR, p. 4.11-20.)

4 Mitigation Measure Noise 7: Prior to the issuance of building permits for Plot
5 Plan 16979 and Plot Plan 18879, an acoustical analysis shall be submitted for the
6 Plot Plan for which a building permit is being requested to the Riverside County
7 Planning Department and the Riverside County Department of Public Health,
8 Office of Industrial Hygiene verifying that the perimeter barrier required by
9 mitigation measure MM Noise 6, above, reduces potential nocturnal (10 p.m. to 7
10 a.m.) noise impacts for that Plot Plan to noise levels mandated by Riverside
11 County Ordinance No. 847. If the acoustical analysis determines that a higher
12 perimeter barrier is required to bring nocturnal noise impacts to Ordinance No.
13 847 levels, the required perimeter barrier shall be raised, as required by the
14 acoustical analysis, to a maximum height of 12 feet to reduce potential noise
15 impacts to Ordinance No. 847 levels. (Draft EIR, p. 4.11-20.)

16 Mitigation Measure Noise 8: No nocturnal loading/unloading shall occur within
17 100 feet of any residence. No combined trucking movements and
18 unloading/loading shall occur within 200 feet of any residence from 10 p.m. to 7
19 a.m. (Draft EIR, p. 4.11-20.)

20 Mitigation Measure Noise 9: No nocturnal operations within Plot Plan 18876 and
21 Plot Plan 18877 shall take place between the hours of 10 p.m. and 7 a.m. (Draft
22 EIR, p. 4.11-20.)

23 V. Transportation and Traffic

24 1. Impacts:

25 The proposed Project would not result in a change in air traffic patterns, including
26 either an increase in traffic levels or a change in location that results in substantial
27 safety risks (Draft EIR, p. 4.15-17.) The Project site is located approximately 8
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1 miles from the nearest airport, Ontario International Airport, and does not fall
2 within any airport influence area. The proposed Project does not include any
3 components that could alter air traffic patterns at Ontario or any other airport.
4 This issue is considered to be less than significant and no mitigation measures are
5 required.

6 The proposed Project would not result in inadequate emergency access. (Draft
7 EIR, p. 4.15-18.) The proposed Project is the construction and operation of
8 industrial buildings, roadways are already developed and provide adequate
9 emergency access, and the Project site will be developed pursuant to all County of
10 Riverside conditions of approval and permits related to emergency access. This
11 issue is considered to be less than significant and no mitigation measures are
12 required.

13 The proposed Project would not result in inadequate parking. (Draft EIR, p. 4.15-
14 18.) The proposed Project requires parking spaces in accordance with the parking
15 requirements contained in Riverside County's Zoning Ordinance No. 348 and will
16 meet these standards by providing the 1,158 required parking spaces. As
17 currently proposed on the plot plans, 1,417 spaces will be provided, exceeding the
18 amount of required parking spaces by approximately 259 spaces. This issue is
19 considered to be less than significant, and no mitigation measures are required.

20 The proposed Project would not conflict with adopted policies, plans, or programs
21 supporting alternative transportation. (Draft EIR, pp. 4.15-18 to 4.15-20.) The
22 proposed Project is in an industrial park, and the Project will increase truck traffic.
23 One proposed plot plan provides bike racks, promoting the use of an alternative
24 mode of transportation for future employees. The County of Riverside also
25 provides park and ride facilities within the County, to promote carpooling. The
26 Project site currently is not serviced by the RTA. The RTA has determined that
27 based upon existing and future transit plans for the proposed Project's service
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1 area; no additional developer-installed transit amenities are required. Impacts
2 related to adopted policies, plans, or programs supporting alternative forms of
3 transportation are therefore considered less than significant, and no Project-
4 specific mitigation measures are required. Regardless, additional mitigation
5 measure MM Trans 8 is provided to include bicycle racks promoting alternative
6 transportation. This mitigation measure will help ensure that this potential impact
7 threshold remains below the level of significance. (See *infra* discussion regarding
8 MM Trans 8; Draft EIR, p. 4.15-20.)

9 The proposed Project would not alter waterborne, rail or air traffic. (Draft EIR, p.
10 4.15-19.) It does not include any waterborne, rail or air traffic, and will not
11 require the alteration of such traffic. Therefore, there will be no impacts, and no
12 Project-specific mitigation measures are required.

13 The proposed Project would not cause an effect upon, or a need for new or altered
14 maintenance of roads. (Draft EIR, p. 4.15-19.) It will not involve the
15 construction of public roadways. There may be potential impacts to existing
16 roadways resulting in the need for increased road maintenance from increased
17 truck traffic, but this is addressed through County conditions of approval, plan
18 check and permit procedures, and code enforcement practices, therefore impacts
19 upon public facilities, such as roads, will be less than significant, and no Project-
20 specific mitigation measures are required.

21 The proposed Project would not cause an effect upon circulation during the
22 Project's construction. (Draft EIR, p. 4.15-19.) Considering the temporary nature
23 of construction activity, the nature of traffic circulation in the Project area, and
24 established County requirements for traffic control on public roadways during
25 construction, there will be no impacts upon circulation during the Project's
26 construction, and no Project-specific mitigation measures are required.

27 The proposed Project would not significantly impact planned or existing bike
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1 trails in the study area. (Draft EIR, p. 4.15-19.) RCIP General Plan identifies the
2 location of trails and bikeways. There are no existing or planned bike trails in the
3 area. Therefore, no impact will occur to bike trails due to the development of the
4 Project, and no Project-specific mitigation measures are required.

5 Without mitigation, the proposed Project may exceed, either individually or
6 cumulatively, a level of service standard established by the county congestion
7 management agency for designated roads or highways. When all six plot plans
8 are implemented, the proposed Project is expected to generate 8,540 total daily
9 trip-ends, including 1,018 trip-ends during the AM Peak hour and 933 trip-ends
10 during the PM Peak hour. When the Project is added to the other Projects, four
11 additional intersections fail the LOS standards, without improvements. (Draft
12 EIR, pp. 4.15-16 to 17.) All Project study intersections experience some LOS
13 degradation with the implementation of the Project as compared to existing
14 conditions. (Draft EIR, p. 4.15-17.) Pursuant to State CEQA Guidelines section
15 15091, subdivision (a)(1), changes or alternatives have been required in, or
16 incorporated into, the Project which avoid or substantially lessen the significant
17 environmental effect identified in the Final EIR. Mitigation measures MM Trans
18 1 through MM Trans 8 will be required to reduce the significant impacts through
19 improvements from installation of signs and signals, and the alteration of
20 intersections, as well as the payment of mitigation fees for assisting with off-site
21 improvements and through installing bike racks to facilitate alternative modes of
22 transportation. (See *infra* discussion regarding mitigation.) Once these mitigation
23 measures are implemented, impacts will be reduced to less than significant.
24 (Draft EIR, p. 4.15-17.) After the implementation of the mitigation measures, the
25 potential significant adverse environmental impacts are reduced to below the
26 threshold of significance. (Draft EIR, p. 4.15-21.)

27 Without mitigation, the Project may cause an increase in traffic which is
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1 substantial in relation to the existing traffic load and capacity of the street system.
2 The Project will contribute to the overall violation of County LOS standards in
3 ten of the nineteen study area intersections. However, six of the intersections will
4 violate the LOS standards even without the construction of the Project. Pursuant
5 to State CEQA Guidelines section 15091, subdivision (a)(1), changes or
6 alternatives have been required in, or incorporated into, the Project which avoid or
7 substantially lessen the significant environmental effect identified in the Final
8 EIR. Mitigation measures MM Trans 1 through MM Trans 8 will be required to
9 reduce the significant impacts by improvement of signs, signals, and intersections,
10 as well as the payment of mitigation fees for assisting with off-site improvements
11 and through installing bike racks to facilitate alternative modes of transportation.
12 (See *infra* discussion regarding mitigation; Draft EIR, pp. 4.15-17; 4.15-19 to 20.)
13 The Project will be required to pay development and impact fees (*i.e.*, TUMF and
14 RBBB) to fund improvements cumulatively necessitated by area development .
15 Once mitigation measures are implemented, impacts will be reduced to less than
16 significant. (Draft EIR, pp. 4.15-17; 4.15-19 to 4.15-20.)

17 Without mitigation, the Project may substantially increase hazards due to a design
18 feature or incompatible uses related to the residential traffic associated with the
19 Mira Loma Village neighborhood. The proposed six plot plans will be similar
20 and compatible with uses within the existing development, as well as with the
21 other existing industrial development to the north and west. The increased truck
22 traffic generated by the Project may create a hazard or increase incompatible uses
23 related to the residential traffic associated with the Mira Loma Village
24 neighborhood. (Draft EIR, p. 4.15-17.) The proposed Project will be conditioned
25 to improve various segments of surrounding roadways, which will lessen hazards
26 related to trucks traveling on roadways near smaller vehicles. Pursuant to State
27 CEQA Guidelines section 15091, subdivision (a)(1), changes or alternatives have
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1 been required in, or incorporated into, the Project which avoid or substantially
2 lessen the significant environmental effect identified in the Final EIR. Mitigation
3 measures MM Trans 1 through MM Trans 8 will be required to reduce the
4 significant impacts by improvement of signs, signals, and intersections, as well as
5 the payment of mitigation fees for assisting with off-site improvements and
6 through installing bike racks to facilitate alternative modes of transportation. (See
7 *infra* discussion regarding mitigation; Draft EIR, pp. 4.15-18 to 4.15-20.) After
8 the implementation of the mitigation measures, the potential significant adverse
9 environmental impacts are reduced to below the threshold of significance. (Draft
10 EIR, p. 4.15-21.)

11 The proposed Project will pay fees to mitigate the Project's impact on cumulative
12 traffic levels; however, the actual construction schedule for required off-site
13 improvements is unknown, and as a result, the Project's impacts will remain
14 significant and unavoidable. (Draft EIR, p. 6.0-26.) Mitigation measures MM
15 Trans 1 through MM Trans 8 would help reduce traffic impacts from the proposed
16 Project, but will not reduce the cumulative impacts to a level of less than
17 significant. (See *infra* discussion in the findings for MM Trans 1 through MM
18 Trans 8; Draft EIR, pp. 4.15-19 to 20.)

19 Build-out of the RCIP General Plan has the potential to degrade roadway and
20 freeway performance below applicable performance standards. However,
21 implementation of RCIP General Plan policies and RCIP General Plan EIR
22 mitigation measures would reduce a majority of the potential impacts on the
23 County's arterial transportation and circulation system to less than significant.
24 However, at some locations, Level of Service threshold LOS D will not be met
25 and the impact will be considered significant. Cumulative impacts will also
26 remain significant at some locations. (Draft EIR, p. 6.0-24.)

27 Vehicle trips from the Project and related Projects would create or add to traffic
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1 congestion on State Route 60 and Interstate 15, and selected roadway segments
2 and intersections. Adverse impacts to the circulation network would occur if
3 roadway improvements and trip reduction measures and programs are not
4 implemented. The existing level of service for the study area intersections vary
5 from LOS A to F. The following intersections currently operate at an
6 unacceptable level of service: SR-60 Westbound On-Ramp/ Mission Boulevard;
7 SR-60 Eastbound Off-Ramp/ Mission Boulevard; Etiwanda Avenue/ Inland
8 Avenue; Etiwanda Avenue/ Airport Drive – Slover Avenue(Draft EIR, p. 6.0-25.).
9 The effect of Project-generated traffic is that all the studied intersections will have
10 longer delay due to the inclusion of traffic-generated traffic, absent the
11 incorporation of off-site improvements. (Draft EIR, p. 6.0-25.)

12 Following implementation of area-wide offsite improvements as required by
13 identified mitigation measures, delays at study area intersections will be
14 substantially reduced and all of the intersections within the study area will operate
15 at LOS D or better. In future conditions, including the cumulative impact of
16 development within the Project area, intersections within the study area will
17 operate at LOS D or better following implementation of area-wide offsite
18 improvements. (Draft EIR, p. 6.0-25.)

19 Mitigation measures have been incorporated which will reduce Project-related
20 traffic impacts to less than significant levels. Increases in traffic brought about by
21 new development can be mitigated through payment of mitigation fees and
22 County-wide and Project-level roadway improvements. (Draft EIR, p. 6.0-26.)

23 The cumulative effects of the Project can be reduced by the payment of fees (*e.g.*,
24 TUMF, DIF). These fees may be used by the County to upgrade intersections and
25 roadway segments. Although the development will pay fees to mitigate
26 cumulative impacts, the actual construction of the required off-site improvements
27 cannot be determined with certainty. Thus, it is possible that the required
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1 improvements will not be constructed in time to mitigate the Project's cumulative
2 impacts to below the level of significance. Therefore, after mitigation, the
3 Project's cumulative traffic impacts will remain significant. Adoption of a
4 Statement of Overriding Considerations will be required prior to Project approval.
5 (Draft EIR, p. 6.0-26.)

6 Pursuant to State CEQA Guidelines section 15091, subdivision (a)(3), specific
7 economic, legal, social, technological or other considerations, including provision
8 of employment opportunities for highly trained workers, make infeasible the
9 mitigation measures or Project alternatives identified in the Final EIR.

10 2. Mitigation:

11 The proposed Project has been modified to partially avoid or lessen significant
12 impacts; however impacts cannot be fully mitigated below a level of significance.
13 Mitigation measures are hereby adopted and will be implemented as provided in
14 the Mitigation, Monitoring, and Reporting Program.

15 Mitigation Measure Trans 1: Modify the intersection of Etiwanda Avenue and
16 Hopkins Street to include the following geometrics: Northbound: One left-turn
17 lane, Two through lanes, and One shared through and right-turn lane;
18 Southbound: One left-turn lane, Two through lanes, and One shared through and
19 right-turn lane; Eastbound: One left-turn lane, and One shared through and right-
20 turn lane; and Westbound: One left-turn lane, and One shared through and right-
21 turn lane. (Draft EIR, pp. 4.15-19.)

22 Mitigation Measure Trans 2: Install a traffic signal at the intersection of Etiwanda
23 Avenue and Inland Avenue to include the following geometrics: Northbound: One
24 left-turn lane, Two through lanes, One shared through and right-turn lane;
25 Southbound: One left-turn lane, Two through lanes, and One shared through and
26 right-turn lane; Eastbound: One shared left-turn, through, right-turn lane;
27 Westbound: One shared left-turn, through, and right-turn lane. (Draft EIR, pp.
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1 4.15-20.)

2 Mitigation Measure Trans 3: Install stop signs at all Project driveways exiting
3 onto De Forest Circle, Noble Court, and Dulles Drive. (Draft EIR, pp. 4.15-20.)

4 Mitigation Measure Trans 4: Sight distance at the Project entrance roadway shall
5 be reviewed with respect to standard County of Riverside sight distance standards
6 at the time of preparation of final grading, landscape and street improvement
7 plans. (Draft EIR, pp. 4.15-20.)

8 Mitigation Measure Trans 5: Participate in the phased construction of off-site
9 traffic signals through payment of traffic signal mitigation fees. (Draft EIR, pp.
10 4.15-20.)

11 Mitigation Measure Trans 6: Signing/striping should be implemented in
12 conjunction with detailed construction plans for the Project site. (Draft EIR, pp.
13 4.15-20.)

14 Mitigation Measure Trans 7: The Project will participate in the cost of off-site
15 improvements through payment of the Transportation Uniform Mitigation Fee
16 (TUMF), the Traffic Signal Mitigation Fee, the Mira Loma Road and Bridge
17 Benefit District (RBBB), Zone A, and site development impact fees. These fees
18 shall be collected and utilized as needed by the County of Riverside to construct
19 the improvements necessary in the Project influence area to maintain the required
20 level of service and build roads to the general plan build-out level. (Draft EIR,
21 pp. 4.15-20.)

22 Mitigation Measure Trans 8: Install bike racks on all six of the plot plans. (Draft
23 EIR, pp. 4.15-20.)

24 **BE IT FURTHER RESOLVED** by the Planning Director that the following Mandatory
25 Findings of Significance associated with the Project were analyzed :

- 26 A. Mandatory Findings of Significance Number 1: Does the Project have the potential to
27 degrade the quality of the environment, substantially reduce the habitat of a fish or
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1 wildlife species, cause a fish or wildlife species population to drop below self-sustaining
2 levels, threaten to eliminate a plant or animal community, reduce the number or restrict
3 the range of a rare or endangered plant or animal or eliminate important examples of the
4 major periods of California history or prehistory? For a full analysis of degradation of
5 environmental quality, see the portion of this resolution, above, discussing Significant
6 and Unavoidable Impacts. For a full analysis of potential reductions habitat of a fish or
7 wildlife species, drops in plant or wildlife populations, elimination of plant or animal
8 communities, reduction in numbers and restrictions of ranges of rare or endangered plant
9 or animals, see the discussion of Biological Resources within this resolution. For a full
10 analysis regarding potential elimination of important examples of major periods of
11 California history or prehistory, see the discussion of Cultural Resources within this
12 resolution.

13 B. Mandatory Findings of Significance Number 2: Does the Project have impacts that are
14 individually limited, but cumulatively considerable, such that incremental effects of the
15 Project are considerable when viewed in connection with the effects of past Projects, the
16 effects of other current Projects, and the effects of probable future Projects? For a full
17 analysis of cumulative impacts, see *infra*, the portion of this resolution discussing
18 Cumulative Impacts.

19 C. Mandatory Findings of Significance Number 3: Does the Project have environmental
20 effects which will cause substantial adverse effects on human beings, either directly or
21 indirectly? For a full analysis of direct and indirect adverse effects on human beings, see
22 the discussion of Significant and Unavoidable Impacts within portion of this resolution.

23 **BE IT FURTHER RESOLVED** by the Planning Director that she has considered the following
24 significant irreversible environmental changes and commitment of resources associated with the
25 proposed Project:

26 A. Irreversible Commitment of Resources: Implementation of the proposed Project would
27 irreversibly commit approximately 60.37 acres of the site to development of business
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1 park and warehouse/distribution uses. In addition to a commitment of land to specific
2 land uses, the proposed Project would result in a long-term, irreversible change in the
3 visual character of the site. The current vacant land character of the site would be
4 transformed into developed property. These changes to the visual environment are
5 consistent in keeping with the development of the Mira Loma Commerce Center to
6 convert vacant land to light industrial, business park and warehouse/distribution
7 development. Construction and operation of the proposed Project would contribute to the
8 incremental depletion of renewable and non-renewable resources. (Draft EIR, p. 6.0-58.)
9 Construction of the proposed Project will require the use of renewable resources such as
10 lumber and other forest products, which could be expected to be replenished over the
11 lifetime of the Project. Construction of the Project will also result in the use of non-
12 renewable resources including building materials (e.g., asphalt, petrochemical
13 construction materials, steel, copper and other metals, and sand and gravel) and fossil
14 fuels, including the use of fossil fuels for construction equipment, the transport of
15 construction materials to the Project site and the transportation of construction workers to
16 and from the Project site (e.g., natural gas, gasoline, diesel fuel and other petroleum-
17 based products). The Project would also result in an irretrievable commitment of
18 nonrenewable resources, such as energy resources and fossil fuels for heating and cooling
19 of buildings, transportation of people and goods to and from the site, lighting, and other
20 associated energy needs. The magnitude of this use will be offset partially by required
21 compliance with Title 24 and other energy conservation measures, and future increased
22 use of renewable sources of electricity (e.g., solar power, wind power, hydroelectricity,
23 biomass). (Draft EIR, pp. 6.0-58 to 6.0-59.)

- 24 B. Irreversible Environmental Changes: Impacts would occur from the loss of raptor
25 foraging areas and potential burrowing owl habitat on the Project site. Night lighting in
26 the Project vicinity would incrementally increase as a result of the proposed development.
27 (Draft EIR, p. 6.0-59.) An unavoidable significant adverse impact is the degradation of
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1 regional air quality caused by the cumulative effect of numerous Projects in the Jurupa
2 area, including the proposed Project. The proposed Project in combination with
3 statewide, national, and international emissions could cumulatively contribute to a change
4 in Earth's climate, i.e., global warming. Therefore, the Project will have a potentially
5 significant cumulative impact on global climate change. (Draft EIR, p. 6.0-59.) Potential
6 impacts upon Air Quality including cumulative impacts upon climate change (global
7 warming), cumulative Noise impacts and cumulative Transportation/Traffic impacts were
8 found to be significant and cannot be mitigated to below the level of significance. A
9 Statement of Overriding Consideration will be required for these issue areas. (Draft EIR,
10 p. 6.0-59.)

- 11 C. Potential Environmental Damage from Accidents: The Project as proposed will not emit
12 hazardous emissions from non-vehicular sources or handle hazardous materials,
13 substances, or waste. Its operation would not be expected to cause environmental
14 accidents that would affect other areas. The Project site is located within a seismically
15 active region and would be exposed to ground shaking during a seismic event. However,
16 the Project will follow engineering and design parameters in accordance with the most
17 current edition of the UBC and/or the Structural Engineers Association of California
18 parameters, as required by County conditions of approval. (Draft EIR, p. 6.0-59.)

19 **BE IT FURTHER RESOLVED** by the Planning Director that State CEQA Guidelines (Section
20 15126, subdivision (g)), requires an EIR to discuss how a proposed Project could directly or indirectly
21 lead to economic, population, or housing growth. The following growth-inducing impacts were
22 considered in relation to the proposed Project:

- 23 A. Urbanization of the Project site could potentially influence continued development within
24 adjacent properties by providing or extending roadways, extending water and sewer
25 service, or providing utility and energy services to the immediate area. This could
26 eliminate potential constraints for future development in this area. (Draft EIR, p. 6.0-29.)
27 B. If access to the area were limited, improvement of roadways into the area might
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1 encourage development of vacant land. However, the proposed Project site currently has
2 access from existing paved streets within the developed portion of the Mira Loma
3 Commerce Center and adjacent areas. These existing roads currently provide access to
4 various portions of the Project site. No new paved access roads will be constructed to
5 serve the Project vicinity. Since these roads currently provide access to vacant land near
6 the site, they would support the development within vicinity of the Project, with or
7 without the proposed Project. (Draft EIR, p. 6.0-29.)

8 C. Potable water will be provided to the proposed development by the Jurupa Community
9 Services District. A system of water lines was constructed on the site through the
10 development of the Mira Loma Commerce Center in the early 1990s. These facilities
11 will be utilized by the proposed Project for the provision of water throughout the Project.
12 The proposed Project will tie into these existing water lines. Based on the Water Supply
13 Assessment created for the EIR, JCSD has sufficient water supplies for the Project from
14 JCSD's existing and planned entitlements and resource conservation programs. No new
15 or expanded entitlements are expected as a result of the proposed Project. Since potable
16 water pipelines currently exist at the site, there will be no requirement to extend water
17 lines past properties without current potable water service. Therefore, the proposed
18 Project will not increase the number of parcels where water service is currently available.
19 (Draft EIR, p. 6.0-29.)

20 D. Sewer lines were also constructed on the Project site during the development of the Mira
21 Loma Commerce Center in the early 1990s. These facilities will be utilized by the
22 proposed Project for the provision of sewer service throughout the Project. No new or
23 expanded entitlements are expected as a result of the proposed Project. Since sewer lines
24 currently exist at the site, there will be no requirement to extend sewer lines past
25 properties without sewer service. Therefore, the proposed Project will not increase the
26 number of parcels where sewer service is currently available. (Draft EIR, pp. 6.0-29 to
27 6.0-30.)
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- E. As discussed in the Consistency with Regional Plans section of the EIR (Section 5.0 of the Draft EIR) the proposed Project can be Projected to generate between 567 and 1,101 employees. (Draft EIR, p. 6.0-30.) The creation of 567 new employees (*i.e.*, jobs) comprises 0.09% of the forecasted employment for the Subregion in 2015 and 0.07% in 2025. For the unincorporated areas of the Western Riverside County, the Project will constitute 0.29% of the forecasted employment in 2015 and 0.21% in 2025. (Draft EIR, p. 6.0-30.) The creation of 1,101 new employees (*i.e.*, jobs) comprises 0.17% of the forecasted employment for the Subregion in 2015 and 0.13% in 2025. For the unincorporated areas of the Western Riverside County, the Project will constitute 0.56% of the forecasted employment in 2015 and 0.40% in 2025. (Draft EIR, p. 6.0-30.)
- F. The SCAG region as a whole is Projected to have 1.39 jobs per housing unit in 2025 under SCAG's *2004 RTP Growth Forecast*. (Draft EIR, p. 6.0-30.) The jobs/housing ratio for Western Riverside County is Projected to be 1.04 in 2010 and 2015, 1.05 in 2020 and 1.06 in 2025. Therefore, Western Riverside County is Projected to be a jobs/housing balanced area. However, the jobs/housing ratio for the unincorporated portion of the Western Riverside County subarea is Projected to be 0.63 in 2010, 0.67 in 2015, 0.69 in 2020 and 0.71 in 2025. This indicates that the unincorporated portion of Western Riverside County is Projected to be a jobs-poor area. Overall, SCAG's *The New Economy and Jobs/Housing Balance in Southern California* Projects the Jurupa area, within which the proposed Project is located, will be housing-rich in 2025, while the areas immediately south and east (Riverside, Corona, and Norco and Moreno Valley) will be jobs-rich and the areas immediately north and west (San Bernardino County) will be very jobs-rich. According to the RCIP General Plan, the most populated unincorporated area of the County is the Jurupa Area Plan, with approximately 22 percent of the population and 30 percent of the employment. (Draft EIR, p. 6.0-30.)
- G. According to the RCIP General Plan, new employees from commercial and industrial development, and new population from residential development represent direct forms of

1 growth. These direct forms of growth have a secondary effect of expanding the size of
2 local markets and inducing additional economic activity in the areas. (Draft EIR, p. 6.0-
3 30.)

4 H. Due to the economic impacts of the proposed Project, it can be concluded that the Project
5 will have some growth-inducing impacts. However, because the proposed Project is
6 consistent with the Project site's General Plan land use designations; will not require the
7 extension of infrastructure into an area that currently lacks water and sewer lines and
8 roads; and will not require the development of new water sources or the expansion of
9 sewer treatment facilities; these growth inducing impacts are not considered to be
10 significant. (Draft EIR, p. 6.0-31.)

11 **BE IT FURTHER RESOLVED** by the Planning Director that she has considered the Project
12 objectives and the following alternatives identified in the EIR and in light of the environmental impacts
13 which cannot be avoided or substantially lessened and has rejected those alternatives as infeasible for the
14 reasons hereinafter stated:

15 A. The Primary Objectives of the Project:

- 16 1. Establish an industrial manufacturing and warehouse environment of lasting
17 quality and value based upon adopted land use and zoning regulations and
18 anticipated user groups.
- 19 2. Optimize the economic potential of the undeveloped parcels within the Mira
20 Loma Commerce Center by development in compliance with the site's land use
21 designation.
- 22 3. Create an array of new employment opportunities to utilize the skilled labor pool
23 within Riverside County.
- 24 4. Improve the economic development potential of the Mira Loma area by utilizing
25 the site's location and proximity to major interstate transportation corridors
26 pursuant to the Mira Loma Warehouse/Distribution Center policy in the Jurupa
27 Area Plan.
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- 1 5. Implement the RCIP General Plan, and Jurupa Area Plan land use designations
- 2 and policies.
- 3 6. Continue the approved Mira Loma Commerce Center theme and design standard
- 4 qualities as discussed on Draft EIR pages 1.0-14, 3.0-18, 6.0-32, and Draft EIR
- 5 Appendix K.
- 6 7. Create strong Project identity through cohesive architectural style, landscaping,
- 7 site details, and signage, which contribute to the overall design.
- 8 8. Create a safe and aesthetically pleasing environment by providing buffers to
- 9 protect adjacent land uses. (Draft EIR, p. 6.0-31 to 32.)

10 B. Alternatives:

- 11 1. Alternative 1 – No Project: This alternative assumes that no further development
- 12 of the MLCC would occur on the Project site, including the submitted proposals
- 13 for Plot Plan Nos. 17788, 16979, 18875, 18876, 18877, and 18879 within the
- 14 foreseeable future. (Draft EIR, p. 6.0-33.)
- 15 2. Alternative 2 – Di Tommaso Property Alternative Site: This alternative considers
- 16 the development of the proposed Project on an alternative site: the Di Tommaso
- 17 property, in western Riverside County, located in the Mira Loma area, east of
- 18 Interstate 15, north of Galena Street and west of Wineville Road. (Draft EIR, p.
- 19 6.0-39.)
- 20 3. Alternative 3 – March JPA Meridian Specific Plan Alternative Site: This
- 21 alternative considers the development of the proposed Project on an alternative
- 22 site: site in the developing March JPA Meridian Specific Plan, located west of
- 23 Interstate 215 and both north and south of Van Buren Boulevard. (Draft EIR, p.
- 24 6.0-42.)
- 25 4. Alternative 4 – Reduced Project Scope Alternative: This alternative proposes
- 26 development of approximately 58.5 percent of the building square footage
- 27 requested by the proposed Project. Building coverage for Plot Plan No. 17788,
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1 the 20.48 acre parcel would have a 223,027 square foot building rather than the
2 proposed 426,212 square foot building. Plot Plan No. 16979, the 11.01 acre
3 parcel would have an 117,147 square foot building rather than the proposed
4 200,734 square foot building. Plot Plan No. 18879, the 7.99-acre parcel would
5 have an 84,154 square foot industrial building rather than the proposed 155,480
6 square foot building. Plot Plan No. 18877, the 12.75 acre parcel would have
7 123,242 square feet of industrial buildings rather than the proposed 144,594
8 square feet of buildings. Plot Plan No. 18876, the 6.83 acre parcel would have a
9 61,253 square feet of industrial buildings rather than the proposed 97,010 square
10 feet of buildings. Plot Plan No. 18875, the 5.99 acre parcel would have a 54,450
11 square foot industrial building rather than the proposed 104,210 square foot
12 building. The balance of all the parcel sites would be developed as parking,
13 storage, and landscaped area. (Draft EIR, p. 6.0-46.)

14 C. Evaluation of Alternatives Based on Environmental Effects

15 1. As discussed above and as presented in the EIR (see, e.g., Draft EIR, pp. 6.0-52 to 56 and
16 Final EIR, p. 1.0-65), the proposed Project, if approved, may result in environmental impacts,
17 summarized as follows:

- 18 • Aesthetics: The proposed Project will result in the development of vacant parcels with
19 business park and warehouse/ distribution buildings. Potential impacts will be below the
20 level of significance.
- 21 • Air Quality: The proposed Project's impact on air quality is significant. It will exceed
22 SCAQMD regional short-term threshold for ROG and NOx, regional long-term threshold
23 for ROG, NOx, and CO, and localized short-term threshold for PM-10 and PM-2.5. It
24 will also exceed significance thresholds for cancer risk due to diesel exhaust. The
25 proposed Project's impact on air quality is also cumulatively significant, as it contributes
26 to exceedance of air quality standards and cumulative cancer risk due to diesel exhaust.
27 The proposed Project in combination with statewide, national, and international
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1 emissions could cumulatively contribute to a change in Earth's climate, i.e., global
2 climate change.

- 3 • Biological Resources: The proposed Project's development will result in potential loss of
4 Burrowing Owl habitat and raptor foraging habitat. No significant effect, with
5 mitigation.
- 6 • Cultural Resources: No known cultural resources will be impacted by Project
7 development. No significant impact upon unknown resources, with mitigation.
- 8 • Geology and Soils: There are no significant geology and soil issues related to the Project
9 site. Standard of conditions of approval and compliance with regulatory requirements
10 will reduce impacts to below the level of significance.
- 11 • Hazards and Hazardous Materials: Hazardous materials, emissions and contaminants for
12 the proposed Project would be approved and monitored by Riverside County Health
13 Department and state and federal agencies. Impacts will be less than significant.
- 14 • Hydrology and Water Quality: The proposed Project will include construction of storm
15 drain facilities and have the potential for runoff from paved parking areas and streets,
16 contaminated with oil and grease, heavy metals and sediment. The impacts are less than
17 significant, with mitigation.
- 18 • Land Use/Planning: The proposed Project is consistent with Jurupa Area Plan land use
19 designation and zoning and surrounding land use designations and zoning.
- 20 • Mineral Resources: There is no mineral resource potential for the Project site and thus no
21 environmental impacts.
- 22 • Noise: The proposed Project's noise impact is cumulatively significant. Existing
23 environment along some road segments are above outdoor noise standards. The proposed
24 Project will contribute to increased noise levels on these roads.
- 25 • Population and Housing: No impact. The proposed Project will not result in the
26 displacement of existing residents. There is a positive impact upon jobs to housing ratio.
- 27 • Public Services: No significant impact upon fire services, sheriff services, libraries and
28

1 schools. Fair share mitigation fees will be paid pursuant to Ordinance No. 659 and State-
2 mandated school impact fees.

- 3 • Recreation: The proposed Project will have no impact upon existing recreational
4 facilities. Project will pay fair share mitigation fees for regional parks and trails pursuant
5 to Ordinance No. 659.
- 6 • Transportation/Traffic: The proposed Project will generate 8,540 trips daily. Impacts
7 will be less than significant with implementation of mitigation. Cumulative impacts will
8 be significant due to uncertain timing of required off-site improvements.
- 9 • Utilities: The proposed Project will generate approximately 2,939.78 tons of solid waste
10 annually, but will have no significant impact. There will be no significant effect on water
11 and sewer services.
- 12 • Regional Element: The proposed Project will have a positive impact upon area's
13 job/housing ratio. Thus, there is no significant impact.

14 2. As compared to the proposed Project, Alternative 1 (No Project Alternative), and as
15 summarized at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65, would result in
16 environmental impacts as follows:

- 17 • Aesthetics: Alternative 1 is better as compared to the proposed Project. No change in
18 visual characteristics of Project site and thus no significant impact.
- 19 • Air Quality: Alternative 1 is better as compared to the proposed Project. No
20 development will result in no increase in ambient air quality conditions.
- 21 • Biological Resources: Alternative 1 is better as compared to the proposed Project. No
22 loss of Burrowing Owl habitat and raptor foraging habitat and thus no significant impact.
- 23 • Cultural Resources: Alternative 1's cultural resources impact is the same as compared to
24 the proposed Project. No loss of known or unknown cultural resource sites. No
25 significant impact.
- 26 • Geology and Soils: Alternative 1's impact is the same as compared to the proposed
27 Project. No significant impact.

- 1 • Hazards and Hazardous Materials: Alternative 1 is better as compared to the proposed
2 Project. No potential for hazardous materials or emissions from the Project site, although
3 the Project site would likely continue to be the location of illegal dumping of debris,
4 household waste, tires and other materials.
- 5 • Hydrology and Water Quality: Alternative 1 is better as compared to the proposed
6 Project. No change in Project site runoff and runoff from paved parking areas and streets,
7 contaminated with oil and grease, heavy metals and sediment will be avoided. Less than
8 significant impacts.
- 9 • Land Use/Planning: Alternative 1 is worse as compared to the proposed Project. Not
10 consistent with Jurupa Community Plan, and not consistent with existing zoning.
- 11 • Mineral Resources: Alternative 1 is the same as compared to the proposed Project. No
12 mineral resource potential for the Project site and thus no environmental impacts.
- 13 • Noise: Alternative 1 is better as compared to the proposed Project. No construction
14 related noise. Existing use will not add additional noise to existing noise environment.
15 There will be no cumulative impacts.
- 16 • Population and Housing: Alternative 1 is worse as compared to the proposed Project. No
17 benefit to jobs to housing ratio.
- 18 • Public Services: Alternative 1 is worse as compared to the proposed Project. No impacts
19 upon fire services, sheriff services, libraries and schools. But no fair share mitigation
20 fees paid pursuant to Ordinance No. 659 and State- mandated school impact fees will be
21 paid.
- 22 • Recreation: Alternative 1 is worse as compared to the proposed Project. Will have no
23 impact upon existing recreational facilities. But no fair share mitigation fees for regional
24 parks and trails pursuant to Ordinance No. 659 will be paid.
- 25 • Transportation/Traffic: Alternative 1 is better as compared to the proposed Project. No
26 generation of new daily trips and therefore no impact upon the Level of Service on
27 existing area roads. But there would be no payment of fair share fees for regional
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1 improvements.

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- 3 • Utilities: Alternative 1 is better as compared to the proposed Project. Will not result in
4 increases in solid waste amounts. However, Alternative 1 is the same with respect to
5 water and sewer services as there would be no significant effect on water and sewer
6 services.
 - 7 • Regional Element: Alternative 1 is worse as compared to the proposed Project.
8 Alternative 1 will not generate any jobs to improve area's jobs/housing ratio. No
9 significant impact.

10 Thus, in summary, Alternative 1 is environmentally superior to the proposed Project. However,
11 and as further discussed below, Alternative 1 does not meet Project objectives.

12 3. As compared to the proposed Project, Alternative 2 (Di Tommaso Alternative Site), and
13 as discussed at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65, would result in
14 environmental impacts as follows:

- 15 • Aesthetics: Alternative 2 is worse as compared to the proposed Project. Will result in the
16 development of vacant parcels with business park and warehouse/ distribution buildings.
17 But Project design will not be subject to design and landscaping guidelines in the MLCC
18 Design Guidelines. (See discussion on Draft EIR pages 1.0-14, 3.0-18, 6.0-32, and Draft
19 EIR Appendix K.) Potential impacts will be below the level of significance.
- 20 • Air Quality: Alternative 2 is the same as compared to the proposed Project. Will exceed
21 SCAQMD regional short-term threshold for ROG and NO_x, regional long-term threshold
22 for ROG, NO_x, and CO, and localized short-term threshold for PM-10 and PM-2.5. Will
23 exceed significance thresholds for cancer risk due to diesel exhaust. Alternative 2's air
24 quality impact is cumulatively significant. It contributes to exceedance of air quality
25 standards and cumulative cancer risk due to diesel exhaust. This alternative in
26 combination with statewide, national, and international emissions could cumulatively
27 contribute to a change in Earth's climate, i.e., global climate change.
- 28 • Biological Resources: Alternative 2 is the same as compared to the proposed Project.

1 Project development will likely result in potential loss of Burrowing Owl habitat and
2 raptor foraging habitat. No significant effect, with mitigation.

- 3 • Cultural Resources: Alternative 2's cultural resources impact is the same as compared to
4 the proposed Project. No significant effect with same mitigation measures as the
5 proposed Project.
- 6 • Geology and Soils: Alternative 2's impact is the same as compared to the proposed
7 Project. Standard of conditions of approval and compliance with regulatory requirements
8 will reduce impacts to below the level of significance.
- 9 • Hazards and Hazardous Materials: Alternative 2 is the same as compared to the proposed
10 Project. Hazardous materials, emissions and contaminants for the proposed Project
11 would be approved and monitored by Riverside County Health Department and state and
12 federal agencies. Impacts will be less than significant.
- 13 • Hydrology and Water Quality: Alternative 2 is the same as compared to the proposed
14 Project. No Significant Effect, as storm drainage facilities will be constructed and
15 mitigation measures implemented.
- 16 • Land Use/Planning: Alternative 2 is the same as compared to the proposed Project.
17 Consistent with Jurupa Area Plan land use designation and zoning and surrounding land
18 use designations and zoning.
- 19 • Mineral Resources: Alternative 2 is the same as compared to the proposed Project. No
20 mineral resource potential for the Project site and thus no environmental impacts.
- 21 • Noise: Alternative 2 is the same as compared to the proposed Project as it is
22 cumulatively Significant. Existing environment along some road segments are above
23 outdoor noise standards, Project will contribute to increased noise levels on these roads.
- 24 • Population and Housing: Alternative 2 is the same as compared to the proposed Project.
25 Project will not result in the displacement of existing residents. Same positive impact
26 upon jobs to housing ratio.
- 27 • Public Services: Alternative 2 is the same as compared to the proposed Project. No
28

1 significant impact upon fire services, sheriff services, libraries and schools. Fair share
2 mitigation fees will be paid pursuant to Ordinance No. 659 and State- mandated school
3 impact fees.

- 4 • Recreation: Alternative 2 is the same as compared to the proposed Project. Will have no
5 impact upon existing recreational facilities. Project will pay fair share mitigation fees for
6 regional parks and trails pursuant to Ordinance No. 659.
- 7 • Transportation/Traffic: Alternative 2 is the same as compared to the proposed Project.
8 Will generate 8,540 trips daily. Impacts will be less than significant with implementation
9 of mitigation. Cumulative impacts will be significant due to uncertain timing of required
10 off-site improvements.
- 11 • Utilities: Alternative 2 is the same as compared to the proposed Project. Will generate
12 approximately 2,939.78 tons of solid waste annually, but will have no significant impact
13 and no significant effect on water and sewer services.
- 14 • Regional Element: Alternative 2 is the same as compared to the proposed Project. Will
15 generate approximately the same number of jobs and will have a positive impact upon
16 area's job/housing ratio. No significant impact.

17 Thus, in summary, Alternative 2 is not environmentally superior to the proposed Project.

18 However, as further discussed below, Alternative 2 does meet Project objectives.

19 4. As compared to the proposed Project, Alternative 3 (March JPA Meridian Specific Plan
20 Alternative Site), and as discussed at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65,
21 would result in environmental impacts as follows:

- 22 • Aesthetics: Alternative 3 is the same as compared to the proposed Project. Will result in
23 the development of vacant parcels with business park and warehouse/ distribution
24 buildings. Although Project design will not be subject to design and landscaping
25 guidelines in the MLCC Design Guidelines (see discussion on Draft EIR pages 1.0-14,
26 3.0-18, 6.0-32, and Draft EIR Appendix K), the March Business Center Design
27 Guidelines applicable within the Meridian Specific Plan will provide similar design and
28

1 landscaping requirements. Potential impacts will be below the level of significance.

- 2 • Air Quality: Alternative 3 is the same as compared to the proposed Project. Will exceed
3 SCAQMD regional short-term threshold for ROG and NOx, regional long-term threshold
4 for ROG, NOx, and CO, and localized short-term threshold for PM-10 and PM-2.5. Will
5 exceed significance thresholds for cancer risk due to diesel exhaust. Alternative 2's air
6 quality impact is cumulatively significant. It contributes to exceedance of air quality
7 standards and cumulative cancer risk due to diesel exhaust. This alternative in
8 combination with statewide, national, and international emissions could cumulatively
9 contribute to a change in Earth's climate, i.e., global climate change.
- 10 • Biological Resources: Alternative 3 is the same as compared to the proposed Project.
11 Project development will likely result in potential loss of Burrowing Owl habitat and
12 raptor foraging habitat. No significant effect, with mitigation.
- 13 • Cultural Resources: Alternative 3's cultural resources impact is the same as compared to
14 the proposed Project. No significant effect with same mitigation measures as the
15 proposed Project.
- 16 • Geology and Soils: Alternative 3's impact is the same as compared to the proposed
17 Project. Standard of conditions of approval and compliance with regulatory requirements
18 will reduce impacts to below the level of significance.
- 19 • Hazards and Hazardous Materials: Alternative 3 is the same as compared to the proposed
20 Project. Hazardous materials, emissions and contaminants for the proposed Project
21 would be approved and monitored by Riverside County Health Department and state and
22 federal agencies. Impacts will be less than significant.
- 23 • Hydrology and Water Quality: Alternative 3 is the same as compared to the proposed
24 Project. No Significant Effect, as storm drainage facilities will be constructed and
25 mitigation measures implemented.
- 26 • Land Use/Planning: Alternative 3 is worse compared to the proposed Project. Not
27 consistent with land use designation and zoning and surrounding land use designations
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1 and zoning.

- 2
- 3 • Mineral Resources: Alternative 3 is the same as compared to the proposed Project. No
- 4 mineral resource potential for the Project site and thus no environmental impacts.
- 5 • Noise: Alternative 3 is worse as compared to the proposed Project. Project site and
- 6 surrounding area subject to airport noise from March Air Base. Alternative 3's impact
- 7 are also cumulatively significant. Existing environment along some road segments are
- 8 above outdoor noise standards, Project will contribute to increased noise levels on these
- 9 roads.
- 10 • Population and Housing: Alternative 3 is the same as compared to the proposed Project.
- 11 Project will not result in the displacement of existing residents. Same positive impact
- 12 upon jobs to housing ratio.
- 13 • Public Services: Alternative 3 is the same as compared to the proposed Project. No
- 14 significant impact upon fire services, sheriff services, libraries and schools. Fair share
- 15 mitigation fees will be paid pursuant to Ordinance No. 659 and State- mandated school
- 16 impact fees.
- 17 • Recreation: Alternative 3 is the same as compared to the proposed Project. Will have no
- 18 impact upon existing recreational facilities. Project will pay fair share mitigation fees for
- 19 regional parks and trails pursuant to Ordinance No. 659.
- 20 • Transportation/Traffic: Alternative 3 is the same as compared to the proposed Project.
- 21 Will generate 8,540 trips daily. Impacts will be less than significant with implementation
- 22 of mitigation. Cumulative impacts will be significant due to uncertain timing of required
- 23 off-site improvements.
- 24 • Utilities: Alternative 3 is the same as compared to the proposed Project. Will generate
- 25 approximately 2,939.78 tons of solid waste annually, but will have no significant impact
- 26 and no significant effect on water and sewer services.
- 27 • Regional Element: Alternative 3 is the same as compared to the proposed Project. Will
- 28 generate approximately the same number of jobs and will have a positive impact upon

1 area's job/housing ratio. No significant impact.

2 Thus, in summary, Alternative 3 is not environmentally superior to the proposed Project.

3 Moreover, as further discussed below, Alternative 3 does meet Project objectives.

4 5. As compared to the proposed Project, Alternative 4 (Reduced Scope Alternative), and as
5 discussed at Draft EIR, pp. 6.0-52 to 56 and also Final EIR, p. 1.0-65, would result in
6 environmental impacts as follows:

- 7 • Aesthetics: Alternative 4 is the same as compared to the proposed Project. Will result in
8 the development of vacant parcels with business park and warehouse/ distribution
9 buildings. Potential impacts will be below the level of significance.
- 10 • Air Quality: Alternative 4 is better as compared to the proposed Project. Long term
11 emissions will be less than proposed Project but will still exceed thresholds. Will exceed
12 significance thresholds for cancer risk due to diesel exhaust. Alternative 4's impacts are
13 also cumulatively significant as it contributes to exceedance of air quality standards and
14 cumulative cancer risk due to diesel exhaust. This alternative in combination with
15 statewide, national, and international emissions could cumulatively contribute to a change
16 in Earth's climate, i.e., global climate change; although the impacts would be less than
17 those of the proposed Project.
- 18 • Biological Resources: Alternative 4 is the same as compared to the proposed Project.
19 Project development will likely result in potential loss of Burrowing Owl habitat and
20 raptor foraging habitat. No significant effect, with mitigation.
- 21 • Cultural Resources: Alternative 4's cultural resources impact is the same as compared to
22 the proposed Project. No significant effect with same mitigation measures as the
23 proposed Project.
- 24 • Geology and Soils: Alternative 4's impact is the same as compared to the proposed
25 Project. No significant geology and soil issues related to the Project site Standard of
26 conditions of approval and compliance with regulatory requirements will reduce impacts
27 to below the level of significance.
- 28

- 1 • Hazards and Hazardous Materials: Alternative 4 is the same as compared to the proposed
2 Project. Hazardous materials, emissions and contaminants for the proposed Project
3 would be approved and monitored by Riverside County Health Department and state and
4 federal agencies. Impacts will be less than significant.
- 5 • Hydrology and Water Quality: Alternative 3 is the same as compared to the proposed
6 Project. No Significant Effect, as storm drainage facilities will be constructed and
7 mitigation measures implemented.
- 8 • Land Use/Planning: Alternative 4 is the same as compared to the proposed Project.
9 Consistent with Jurupa Area Plan land use designation and zoning and surrounding land
10 use designations and zoning.
- 11 • Mineral Resources: Alternative 4 is the same as compared to the proposed Project. No
12 mineral resource potential for the Project site and thus no environmental impacts.
- 13 • Noise: Alternative 4 is better as compared to the proposed Project. Still cumulatively
14 significant as existing environment along some road segments are above outdoor noise
15 standards and the Project will contribute noise level increases, but less than that of
16 proposed Project.
- 17 • Population and Housing: Alternative 4 is worse as compared to the proposed Project.
18 Project will not result in the displacement of existing residents. Positive impact upon
19 jobs to housing ratio will be less than proposed Project.
- 20 • Public Services: Alternative 4 is the same as compared to the proposed Project. No
21 significant impact upon fire services, sheriff services, libraries and schools. However,
22 less fair share mitigation fees will be paid pursuant to Ordinance No. 659 and State-
23 mandated school impact fees.
- 24 • Recreation: Alternative 4 is the same as compared to the proposed Project. Will have no
25 impact upon existing recreational facilities. Project will pay fair share mitigation fees for
26 regional parks and trails pursuant to Ordinance No. 659.
- 27 • Transportation/Traffic: Alternative 4 is better as compared to the proposed Project. Will
28

1 generate approximately 41.5 percent fewer trips daily than the proposed Project. Impacts
2 will be less than significant with implementation of mitigation. Cumulative impacts will
3 be significant due to uncertain timing of required off-site improvements.

- 4 • Utilities: Alternative 4 is better as compared to the proposed Project. Will generate
5 approximately 41.5 percent less solid waste annually, and considered to be less than
6 significant impact. However, Alternative 4 is the same as compared to the proposed
7 Project with respect to water and sewer services as there would be no significant effect on
8 water and sewer services.
- 9 • Regional Element: Alternative 4 is worse as compared to the proposed Project. Will
10 generate a lesser number of jobs and will have a positive impact upon area's job/housing
11 ratio. No significant impact.

12 Thus, in summary, Alternative 4 is environmentally superior to the proposed Project.

13 Moreover, as further discussed below, Alternative 2 meets some of the Project objectives but
14 not to the same extent as the proposed Project.

15
16 D. Environmentally Superior Alternative

- 17 1. Of the alternatives evaluated above, the No Project Alternative is the
18 environmentally superior alternative with respect to reducing impacts created by
19 the proposed Project. (CEQA Guidelines, § 15126.6, subd. (e)(2).)
- 20 2. Of the three remaining alternatives, the Reduced Scope Alternative is the most
21 environmentally superior to the proposed Project. (*Id.*; Draft EIR, p. 6.0-56.) The
22 Reduced Scope Alternative would introduce only 58.5% of the business park and
23 warehouse/distribution square footage that would be potentially built by the
24 proposed Project. As compared to the proposed Project, implementation of this
25 alternative would result in reduced daily traffic trips as well as associated air
26 emissions and noise resulting from development of the site. This alternative
27 would also have less of an impact upon local landfills due to a reduction in solid
28 waste generation. Project-related impacts to aesthetics, biological resources,

1 cultural resources, geology and soils, hazards and hazardous materials,
2 hydrology/water quality, land use and planning, mineral resources, public
3 services, and recreation will remain the same as the proposed Project under this
4 alternative. The Reduced Scope Alternative has slightly worse impacts upon
5 Population and Housing and Consistency with Regional Plans due to the reduced
6 number of jobs that will be created. Although Project-related impacts to air
7 quality and noise will be reduced under the Reduced Scope Alternative, the
8 Project's contribution to an existing exceedance of a significance standard is still
9 considered to be cumulatively significant. For this reason, this alternative remains
10 cumulatively significant with regard to air quality and noise impacts. Cumulative
11 transportation and traffic impacts due to the uncertainty of the construction of
12 regional improvements remain unchanged as compared to the proposed Project.
13 (Draft EIR, pp. 6.0-56 to 6.0-57.)

- 14 3. The County has examined a reasonable range of alternatives to the proposed
15 Project, one of which both meets some of the Project objectives and is
16 environmentally superior to the proposed Project.

17 E. Evaluation of Alternatives Based on Project Objectives

- 18 1. The outcomes offered by the Reduced Scope Alternative (Alternative 4) are
19 limited when compared to the proposed Project, to the extent that the proposed
20 alternative will not optimize the economic potential of the undeveloped parcels
21 within the Mira Loma Commerce Center in compliance with the site's land use
22 designation. (Draft EIR, p. 6.0-57.) The alternative will also not create an array of
23 new employment opportunities to utilize the skilled labor pool within Riverside
24 County as compared to the proposed Project. (Draft EIR, p. 6.0-57.) The
25 proposed alternative also will not improve the economic development potential of
26 the Mira Loma area by utilizing the site's location and proximity to major
27 interstate transportation corridors pursuant to the Mira Loma
28

1 Warehouse/Distribution Center policy in the Jurupa Area Plan to the same extent
2 as the proposed Project. (Draft EIR, p. 6.0-57.) This alternative would not result
3 in maximum utilization of the land use as compared to the proposed Project.
4 Therefore, although the Reduced Scope Alternative is an environmentally
5 superior alternative, it is not feasible for the economic, social, technological, and
6 other factors identified above and thus is not being further considered for
7 development in lieu of the proposed Project. (Draft EIR, p. 6.0-57.)

8 2. Based on these same considerations, although the No Project Alternative
9 (Alternative 1) is also environmentally superior to the proposed Project, it
10 similarly fails to meet the several Project objectives, and thus is not being further
11 considered for development in lieu of the proposed Project. (Draft EIR, p. 6.0-
12 56.)

13 3. The alternatives regarding the Di Tommaso Site (Alternative 2) and the March
14 JPA Meridian Specific Plan Site (Alternative 3), have similar benefits to each
15 other. Both alternatives will have no change from the proposed Project with
16 regards to the regional element because both alternatives generate approximately
17 the same number of jobs and will have a similar positive impact on the area's job-
18 to-housing ratio. (Draft EIR, p. 6.0-56.) Both Projects meet some Project
19 objectives. However, neither alternative is environmentally superior to the
20 proposed Project, and neither alternative is superior to the proposed Project with
21 regards to the Project objectives. (*Id.*; see *infra* Section VIII discussion of Project
22 Objectives.) Therefore, neither of these alternatives are further considered for
23 development in lieu of the proposed Project.

24 **BE IT FURTHER RESOLVED** by the Planning Director that the Project will implement
25 applicable elements of the RCIP General Plan as follows: (See also *supra* discussion of land use and
26 planning impacts; Draft EIR, pp. 4.9-3 to 4.9-20.)

27 A. Land Use Element
28

1 Development of the site is permitted by the Riverside County's Community
2 Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) land use
3 designation. The Project is therefore consistent with the Land Use Element in that the
4 property would be developed in accordance with the Community Development
5 Foundation Component land use designation applied to the site by the General Plan, and
6 in accordance with the Community Development: Light Industrial (CD: LI) (0.25-0.60
7 Floor Area Ratio) land use designation applied to the site by the Jurupa Area Plan.

8 B. Circulation Element

9 The Project will construct or contribute its fair share of the costs associated with the
10 construction of signalization intersections, the improvement of certain intersections
11 and/or the construction of additional turn lanes. As described above, the Project will
12 implement mitigation measures that address Project-specific and cumulative
13 transportation and traffic impacts, and based thereon, the Planning Director finds that the
14 Project is consistent with the General Plan Circulation Element. All required
15 improvements that are directly attributable to the Project would be constructed as part of
16 the Project and costs would be contributed for improvements to affected off-site
17 roadways through payment of the Transportation Uniform Mitigation Fees (TUMF), Mira
18 Loma Road and Bridge Benefit District, Zone A fees and Development Impact Fees
19 (DIF).

20 C. Multipurpose Open Space Element

21 The Multipurpose Open Space Element of the RCIP General Plan describes an open
22 space system which includes methods for the acquisition, maintenance, and operation of a
23 variety of open spaces. The County's open spaces are utilized for visual relief, natural
24 resources protection, habitat protection, recreational uses, and protection from natural
25 hazards for public health and safety. A review of the Multipurpose Open Space Element
26 indicates that the Project site is primarily designated as urban built-up land. Based on this
27 determination, it is reasonable to conclude that this land is not included in the inventory
28

1 of areas of significant open space and conservation value. (Draft EIR, p. 4.9-6.)

2 D. Safety Element

3 The Safety Element of the RCIP General Plan indicates that the subject property is not
4 located within a 100 or 500-year flood plain area (General Plan Figure S-9, 100- and 500-
5 Year Flood Hazard Zones) or within an area of low liquefaction susceptibility.

6 E. Noise Element

7 The EIR assesses the full range of concerns with regards to the Projected noise impacts
8 associated with the Project. As described above, the Project will implement mitigation
9 measures that address Project-related noise impacts, and based thereon, the Planning
10 Director finds that the Project is consistent with the RCIP General Plan Noise Element.

11 F. Housing Element

12 The Project is consistent with the land use designations. The site does not currently
13 contain housing, is not designated by the RCIP General Plan to provide housing, and the
14 Project does not propose housing; therefore, the Housing Element is not applicable to the
15 Project site. The Project also would not disrupt or divide any established community
16 because the Project site is composed of vacant in-fill lots located within the Mira Loma
17 Commerce Center (MLCC), an existing industrial park.

18 G. Air Quality Element

19 The Project is required to implement mitigation measures intended to reduce direct air
20 quality impacts to the greatest feasible extent. Implementation of the mitigation measures
21 would ensure consistency with the Air Quality Element. Not unlike other development
22 projects in Riverside County, and as disclosed in the EIR prepared for the RCIP General
23 Plan, direct and cumulative air quality impacts would remain significant and unmitigable.
24 Although the Project will have significant direct air quality impacts and its contribution to
25 air quality impacts is cumulatively considerable, mitigation measures presented would
26 reduce those impacts to the greatest extent possible, in conformance with SCAQMD,
27 EPA, and CARB requirements.
28

1 H. Administration Element

2 The Administration Element contains information regarding the structure of the General
3 Plan as well as general planning principles and a statement regarding the vision for
4 Riverside County. No policy directives are included in this Element.

5 **BE IT FURTHER RESOLVED** by the Planning Director that the Project is in conformance
6 with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan
7 (MSHCP) for the following reasons. (See also *supra* discussion of land use and planning impacts and
8 biological resources impacts.)

- 9
- 10 A. The Project site is not located within a MSHCP Criteria Area and as such is not
11 designated for conservation by the MSHCP. Thus, the Project would not conflict with
12 Reserve Assembly, because the Project site is not identified for conservation.
- 13 B. The proposed Project complies with the policies of Section 6.1.2 of the MSHCP that
14 protect species associated with vernal pools and riparian/riverine areas. No vernal pools
15 and no riparian/riverine areas exist on the Project site; therefore no vernal pool and no
16 riparian/riverine species are expected to occur. Section 6.1.2 of the MSHCP focuses on
17 protection of riparian/riverine areas and vernal pool habitat types based on their value in
18 the conservation of a number of MSHCP covered species, none of which has any
19 potential to occur on the Project site. (Draft EIR, p. 4.4-12.)
- 20 C. Within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific
21 focused surveys for Narrow Endemic Plant Species are required. (Draft EIR, p. 4.4-12.)
22 The Project site is located within the Narrow Endemic Plant survey area for the Brand's
23 phacelia (*Phacelia stellaris*) (Area 7) as shown on Figure 6-1 of the MSHCP. (*Id.*)
24 However, the Conservation Summary Report Generator identified three narrow endemic
25 plan species, San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia*
26 *stellaris*) and San Miguel savory (*Satureja chandleri*) as potentially occurring on the
27 Project site. (*Id.*) Section 6.1.3 of the MSHCP describes the habitat for the San Diego
28 ambrosia as being open floodplain terraces or in the watershed margins of vernal pools.

1 (Id.) San Miguel savory habitat consists of coastal sage scrub, chaparral, cismontane
2 woodland, riparian woodland, and valley and foothill grasslands. (Id.) Habitat for
3 Brand's phacelia is described as sandy washes and/or benches in alluvial flood plains.
4 (Id.) A Narrow Endemic Plant Species Habitat Assessment, dated August 15, 2009, was
5 completed for the Brand's Phacelia, San Miguel Savory and San Diego Ambrosia by
6 Ecological Sciences, Inc. (Final EIR, p. 1.0-52.) Suitable habitat to support Brand's
7 phacelia, San Miguel savory, or San Diego ambrosia was not recorded onsite during the
8 survey effort, which was conducted in July 2009. (Id.) Given the site's exposure to
9 extensive anthropogenic disturbances associated with historic mass grading,
10 infrastructure development, and recurring weed abatement activities, absence of sandy
11 washes and/or benches associated with alluvial flood plains, dense coverage of non-
12 native vegetation and extreme rarity of the species, Brand's phacelia is not expected to
13 occur on the subject parcels. (Id.) Likewise, due to the absence of rocky, gabbroic and
14 metavolcanic substrates within coastal sage scrub, chaparral, cismontane woodland,
15 riparian woodland, and valley and foothill grasslands, San Miguel savory is not expected
16 to occur on site. (Id.) Finally, given the absence of open floodplain terraces, vernal
17 pools, sparse non-native grasslands or ruderal habitats in association with river terraces,
18 vernal pools, and/or alkali playas, the San Diego ambrosia is also not expected to occur
19 on the subject site due to lack of suitable habitat. (Id.) Based on the lack of suitable
20 habitat for San Diego ambrosia, Brand's phacelia and San Miguel savory on the Project
21 site and the lack of any NEPSSA species being observed during biological surveys, the
22 Project is consistent with MSHCP Section 6.1.3. (Draft EIR, p. 4.4-13.)

23 Based on the lack of suitable habitat for San Diego ambrosia, Brand's phacelia and San
24 Miguel savory on the Project site and the lack of any NEPSSA species being observed
25 during biological surveys, the Project is consistent with MSHCP Section 6.1.3. (Draft
26 EIR, pp. 4.4-12 to 4.4-13.)

27 D. Section 6.1.4 of the MSHCP sets forth guidelines which are intended to address indirect
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1 effects associated with locating development in proximity to the MSHCP Conservation
2 Area, where applicable. Section 6.1.4 states that as the MSHCP Conservation Area is
3 assembled, "hard-line" boundaries shall be established and development may occur
4 adjacent to the MSHCP Conservation Area. Future development in proximity to the
5 MSHCP Conservation Area may result in Edge Effects that will adversely affect
6 biological resources within the MSHCP Conservation Area. To minimize such Edge
7 Effects, the following guidelines shall be implemented in conjunction with review of
8 individual public and private development Projects in proximity to the MSHCP
9 Conservation Area. (Draft EIR, p. 4.4-13.) The Project site is located approximately
10 2,000 feet west of Subunit 2 [Jurupa Mountains] of the Jurupa Area Plan (i.e., Criteria
11 Cell 2048). However, the land located between the Project site and Criteria Cell 2048
12 consists primarily of existing residential development. The Project site is also located
13 approximately 7,800 feet east of Subunit 3 [Delhi Sands Area] of the Jurupa Area Plan
14 (i.e., Criteria Cell 2045). The land located between the Project site and Criteria Cell 2045
15 consists primarily of developed industrial land and Interstate 15. Due to the distance
16 between the proposed Project and proximate criteria cells, the urban/wildlands interface
17 guidelines set forth in Section 6.1.4 of the MSHCP is not applicable to the proposed
18 Project. (Draft EIR, p. 4.4-13.)

- 19 E. Pursuant to MSHCP Section 6.3.2, additional surveys for certain species are required if
20 the Project is located in criteria areas shown on Figure 6-2 (Criteria Area Species Survey
21 Area), Figure 6-3 (Amphibian Species Survey Areas With Critical Area), Figure 6-4
22 (Burrowing Owl Survey Areas With Criteria Area) and Figure 6-5 (Mammal Species
23 Survey Areas With Criteria Area) of the MSHCP. The Project site is located outside of
24 any Critical Area Species Survey Area (CASSA) for plants and mammals and no CASSA
25 plant species were observed during the focused surveys for the site. However, the Project
26 site is located within the area shown on Figure 6-4 (Burrowing Owl Survey) of the
27 MSHCP. The biological survey of the Project site found potentially suitable burrowing
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1 owl habitat on all parcels within the proposed Project, however, burrowing owl was not
2 observed during either the 2002 biological survey of the site or the 2005 focused
3 burrowing owl survey. (Draft EIR, p. 4.4-13) It was also not observed in the 2009
4 focused burrowing owl survey, as described above. (Final EIR, p. 1.0-53.) Pursuant to
5 burrowing owl Objective 6 in Section B of the MSHCP Reference Document, a 30-day
6 pre-construction presence/absence survey for burrowing owl is required where suitable
7 habitat is present due to the presence of potential habitat on portions of the Project site. If
8 burrowing owls are present, they shall be relocated by passive or active relocation as
9 agreed to by the Riverside County Environmental Programs Department. (Draft EIR, p.
10 4.4-15.)

11 F. Pursuant to the MSHCP Conservation Objectives for DSFLF, the subject site is not
12 located within a MSHCP Criteria Area (Jurupa Area Plan), Cell, Special Linkage Area, or
13 Sub Unit for DSFLF. (Final EIR, p. 1.0-53.) However, portions of the site are mapped
14 as containing Delhi Soils, a habitat component strictly associated with DSFLF. (*Id.*) The
15 Delhi Sands flower-loving fly is found at low numbers and is narrowly distributed within
16 the Plan Area. (*Id.*) This species is restricted by the distribution and availability of open
17 habitats within the fine, sandy Delhi series soils. (*Id.*) USFWS has identified three main
18 population areas are known to currently or to have at one time existed in the Plan Area.
19 (*Id.*) One is located in the northwestern corner of the Plan Area, a second is located in
20 the Jurupa Hills, and the third is located in the Agua Mansa Industrial Center area. (*Id.*)
21 According to the MSHCP, the Delhi Sands flower-loving fly requires a specific habitat-
22 type and will require site-specific considerations, protection and enhancement of this
23 limited habitat-type, and species-specific management to maintain the habitat and
24 populations. (*Id.*)

25 Pursuant to the MSHCP, conservation for the DSFLF within the Plan Area will occur
26 according to the process described in either Objective 1A, Objective 1B or Objective 1C.
27 (Final EIR, p. 1.0-53.) Under Objective 1A, surveys for the DSFLF will not be required
28

1 on a Project-by-Project basis. (*Id.*) Under Objectives 1B and 1C, Project-by-Project
2 surveys in accordance with USFWS "Interim General Survey Guidelines for the Delhi
3 Sands flower-loving fly" will be required. (*Id.*) Currently, Riverside County is only
4 implementing Objective 1B, in accordance with the USFWS-approved Section
5 10(a)(1)(B) permit, Federal Fish and Wildlife Permit No. TE088609-0, which states that
6 "The Permittees shall implement species Objective 1B for the Delhi Sands flower-loving
7 fly in accordance with Table 9-2 of the MSHCP." (Final EIR, pp. 1.0-53 to 1.0-54)
8 Pursuant to Objective 1B, if a Project site is determined to be occupied, seventy-five
9 percent conservation of the mapped Delhi soils and/or suitable habitat onsite would be
10 conserved. (Final EIR, p. 1.0-54.) If it is determined that seventy-five percent
11 conservation on the occupied site is infeasible or the USFWS concurs that such
12 conservation would not contribute to the long-term conservation of the species,
13 conservation may occur within the conservation areas identified in Objective 1A at a ratio
14 of three-times-to-one (3:1) the mapped Delhi soils or subject to Service concurrence, the
15 habitat of the species as identified by survey biologist on the identified occupied site.
16 (*Id.*)

17 The discussion of Objective 1B states that "surveys shall be conducted for future Projects
18 within the approximately 5,100 acres of mapped Delhi Soils within the Plan Area."
19 (Final EIR, p. 1.0-54.) It further states that "it is understood that surveys would be
20 conducted within suitable habitat areas of the mapped Delhi soils as determined by the
21 surveying biologist." (*Id.*) As described above, the Project site remains highly altered
22 due to extensive anthropogenic disturbances and does not currently contain potential
23 DSFLF habitat for these reasons. (*Id.*) Therefore, pursuant to Objective 1B, focused
24 surveys for the DSFLF are not required and no onsite conservation is required, and the
25 proposed Project is consistent with the MSHCP's conservation objectives for the DSFLF.
26 (*Id.*)

27 G. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered.
28

1 Because the Project site is not located adjacent to the MSHCP Conservation Area,
2 impacts of fuel management would not affect the Conservation Area.

3 **BE IT FURTHER RESOLVED** by the Planning Director, pursuant to Public Resources Code
4 section 21081(b) and the State CEQA Guidelines sections 15093 and 15043, has balanced the
5 “economic, legal, social, technological, and other benefits of the Project, including provision of
6 employment opportunities for highly trained workers,” against the unavoidable adverse impacts related
7 to Air Quality, Noise, and Transportation/Traffic associated with the proposed Project, as identified in
8 the Recirculated Draft EIR and Final EIR. (See *supra* resolution discussing unavoidable adverse
9 impacts; Draft EIR, § 4; Draft EIR, pp. 6.0-27 to 6.0-29.) The Planning Director hereby declares that
10 she has made a reasonable and good faith effort to eliminate or substantially mitigate the potential
11 impacts resulting from the Project by adopting all feasible mitigation measures with respect thereto, and
12 has determined that these unavoidable adverse environmental impacts may be considered “acceptable”
13 due to the following specific considerations of the proposed Project’s benefits outweighing the
14 unavoidable adverse environmental impacts of the proposed Project. Each of the below-stated benefits
15 of the proposed Project is determined to be, unto itself and independent of the other Project benefits, a
16 basis for overriding all identified unavoidable adverse environmental impacts and warranting approval
17 of the Project. The Planning Director finds that except for the Project, all other alternatives set forth in
18 the Recirculated Draft EIR and Final EIR are infeasible because they would prohibit the realization of
19 Project objectives and/or specific economic, social and other benefits that the Planning Director finds
20 outweigh any environmental benefits of the alternatives. Therefore, the Planning Director hereby adopts
21 this Statement of Overriding Considerations. Substantial evidence demonstrating the benefits of the
22 Project are found in these findings, and in the documents found in the record of proceedings, discussed
23 below, and include the following:

- 24 A. The proposed Project will optimize the economic potential of the currently undeveloped
25 parcels within the Mira Loma Commerce Center by developing the property in
26 compliance with the Project site’s current land use designation. (Draft EIR, p. 3.0-18; see
27 also Draft EIR, p. 6.0-57 [noting that environmentally superior alternatives would not
28

1 optimize the economic potential of the undeveloped parcels].)

- 2
- 3 B. Development of the Project will generate additional employment opportunities for skilled
- 4 labor within Riverside County. (Draft EIR, p. 3.0-18.) Environmentally superior
- 5 alternatives would not create an array of new employment opportunities to utilize the
- 6 skilled labor pool within Riverside County to the same extent as the proposed Project
- 7 (See Draft EIR, p. 6.0-57.)
- 8 C. The proposed Project will maximize the site's existing location and proximity to major
- 9 interstate transportation corridors in the area, improving the economic development
- 10 potential of the area while utilizing existing transportation corridors. (Draft EIR, p. 3.0-
- 11 18.) Environmentally superior Project alternatives would not improve the economic
- 12 development potential of the Mira Loma area by utilizing the site's location and
- 13 proximity to major interstate transportation corridors pursuant to the Mira Loma
- 14 Warehouse/Distribution Center policy in the Jurupa Area Plan to the same extent as the
- 15 proposed Project. (Draft EIR, p. 6.0-57.)
- 16 D. Currently, the proposed Project site is highly disturbed and vacant, covered by non-native
- 17 vegetation and gravel. The proposed Project will utilize architectural style to
- 18 complement the existing development and landscaping in order to create a cohesive
- 19 design and theme within the Mira Loma Commerce Center. (Draft EIR, pp. 3.0-18; 4.1-
- 20 3; 4.1-5 to 4.1-8.)
- 21 E. The Southern California Association of Governments (SCAG) has determined that a
- 22 balance between an adequate supply of housing to employment opportunities is an overall
- 23 benefit. Currently, SCAG estimates that the unincorporated area of Western Riverside
- 24 County is Projected to be a jobs-poor area and will be housing-rich within the Jurupa
- 25 area. The proposed Project will bring additional jobs to the area, thereby contributing to a
- 26 better overall jobs-to-housing balance. (Draft EIR, pp. 5.0-4 to 5.)
- 27 F. Consistent with the California Legislature's intent in passing SB 375, co-locating jobs
- 28 and housing will reduce overall air quality emissions and greenhouse gas emissions by

1 reducing commuter trip length and, thus, reducing total vehicle miles traveled. (See Draft
2 EIR, pp. 4.3-21 to 4.3-32.)

3
4 G. The Project site is currently designated for "Light Industrial" use pursuant to the RCIP
5 General Plan's Jurupa Area Plan. The Project further implements the County of
6 Riverside's land use planning goals by placing the proposed Project within a designated
7 area that is compatible with such development. (Draft EIR, pp. 3.0-17 to 3.0-18; Draft
8 EIR, pp. 4.9-3 to 4.9-4.)

9
10 H. The alternative locations to the Project site at the Di Tommaso Site (Alternative 2) and
11 the March JPA Meridian Specific Plan Site (Alternative 3) meet some Project objectives;
12 however, neither alternative is environmentally superior to the proposed Project, and
13 neither alternative is superior to the proposed Project with regards to the Project
14 objectives. (Draft EIR, p. 6.0-56; see supra discussion in Section VII.)

15
16 I. The proposed Project is located within an existing 288-acre industrial park, the Mira
17 Loma Commerce Center. (Draft EIR, p. 3.0-1.) This industrial park was formed
18 approximately two decades ago, in 1990. (Draft EIR, p. 3.0-1.) The Project will build-
19 out the remaining vacant parcels in the industrial park and will be surrounded by other
20 developed parcels. (Draft EIR, p. 3.0-6.) Therefore, the Project will avoid urban sprawl
21 into previously undeveloped areas. (See *id.*)

22
23 **BE IT FURTHER RESOLVED** by the Planning Director that she has reviewed and considered
24 the Draft EIR and Final EIR evaluating the proposed Mira Loma Commerce Center (EIR No. 450); the
25 Draft EIR and Final EIR are an accurate and objective statement that fully complies with CEQA, State
26 CEQA Guidelines, and the County's local CEQA Guidelines; and the Draft EIR and Final EIR reflect
27 the independent judgment of the Planning Director.

28
BE IT FURTHER RESOLVED by the Planning Director that she hereby **CERTIFIES** EIR
No. 450; **ADOPTS** the Mitigation Monitoring and Reporting Program pursuant to Public Resources
Code section 21081.6, attached to this Resolution as **Exhibit A**; and **ADOPTS** the above-noted
Statement of Overriding Considerations. In the event of any inconsistencies between the mitigation

1 measures as set forth herein and the Mitigation Monitoring and Reporting Program, the Mitigation
2 Monitoring and Reporting Program shall control.
3

4 **BE IT FURTHER RESOLVED** by the Planning Director that she hereby approves the Project.
5 Based on the entire record before the Planning Director, including the above findings and Statement of
6 Overriding Considerations and all written and oral evidence presented to the Planning Director, the
7 Planning Director approves the Project with all the mitigation measures and the Mitigation Monitoring
8 and Reporting Program.

9 **BE IT FURTHER RESOLVED** by the Planning Director that the documents and materials that
10 constitute the record of proceedings on which these findings have been based are located at the County
11 of Riverside, Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside,
12 California. This information is provided in compliance with Public Resources Code section 21081.6.

13 **BE IT FURTHER RESOLVED** by the Planning Director that a Notice of Determination shall
14 be filed with the County of Riverside Clerk and Recorder within five (5) calendar days of final Project
15 approval.
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EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PLAN

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Table 3.0-A, Mitigation Monitoring and Reporting Program

Impact Category	Impact Analysis	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.1. Aesthetics	Due to the project's design, and through compliance with standard regulatory requirements, the proposed project's potential impacts will be below the level of significance.	MM Aesthetics 1: All outdoor light fixtures including street lights and operational, signage, and landscape lighting sources shall be shielded and situated so as to not cause glare or excessive light spillage into adjacent residential areas.	Prior to approval of street improvement plans and prior to building permits.	Electrical Plans shall be submitted to the Building and Safety Department for approvals.	Building and Safety Department Transportation Department	Less than significant with mitigation measures incorporated.
4.2 Agricultural Resources	There is no Prime Farmland, Farmland of Statewide Importance or Unique Farmland on the project site; and no existing agricultural uses and agricultural zoning on the project site and within the surrounding area.	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.
4.3. Air Quality	Construction of the proposed project will result in short-term air	In order to reduce the emissions from project construction equipment, the following mitigation measures (MM Air 1, MM Air 2, and MM Air 3) shall be implemented: MM Air 1: During construction, mobile	Review and approval of	Equipment maintenance records	Building and Safety Department	Significant direct and

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>quality impacts that are above the SCAQMD recommended daily regional thresholds for ROG and NO_x and above the SCAQMD recommended localized thresholds for PM-10 and PM-2.5 during construction.</p> <p>Because the project's short-term construction emissions exceed the SCAQMD regional thresholds of significance, they are assumed to contribute to a cumulatively considerable significant impact.</p> <p>Construction of the proposed project has the potential to expose people to objectionable</p>	<p>construction equipment will be properly maintained at an off-site location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.</p> <p>MM Air 2: The project proponent shall assure that the following requirement be incorporated into all relevant construction drawings and the contract between the project proponent and the general contractor: Construction vehicles shall be prohibited from idling for a period in excess of 5 minutes both on-site and off-site. Each subcontractor or material supplier shall be responsible for compliance with this provision and the general contractor will have responsibility to oversee implementation. Further, the general contractor shall place a sign at each building driveway notifying equipment operators that idling times shall not exceed five minutes.</p>	<p>monthly inspection reports of grading operations.</p> <p>Prior to the issuance of grading permits and prior to the issuance of building permits.</p>	<p>and equipment specification data sheets shall be kept on-site.</p> <p>Building and Safety Department to confirm that construction documents incorporate this requirement and that the contractor has been informed of the idling rule.</p>	<p>Project construction manager(s) Building and Safety Department</p>	<p>cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p> <p>Impacts related to objectionable odors during construction are less than significant with mitigation measures incorporated.</p> <p>Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	odors.	MM Air 3: Configure construction parking to minimize traffic interference.	Review and approval of monthly inspection reports of grading and construction operations.	On-site verification.	Project construction manager(s) Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		In order to reduce emissions from project construction equipment, the following mitigation measures implementing those contained within the Southern California Association of Governments' 2008 Regional Transportation Plan (RTP) Program EIR shall be implemented: MM Air 3a: The project developer shall require, by contract specification, that, low sulfur and diesel powered vehicles with Tier 4 engines (once available on the market) or retrofitted/repowered - to meet equivalent emissions standards as Tier 4 engines - be used in construction equipment. Contract specifications shall be included in project construction documents, which shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit. MM Air 3b: Prior to		Submittal of project construction documents for approval.	Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
			Prior to the issuance of grading permits			
			Prior to the	A Traffic Control Plan	Building and Safety	Significant

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>issuance of grading permits, the project developer shall submit a traffic control plan that will provide temporary traffic control (e.g., flag person) during construction activities. To reduce traffic congestion, and therefore NOx, this plan shall include, any or all of the following measures, as may be needed to achieve the requirement that during construction activities both construction and on-street traffic will have idling times of five minutes or less: dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, and/or signal synchronization to improve traffic flow.</p>	<p>issuance of grading permits</p>	<p>shall be submitted for approval.</p>	<p>Department and Transportation Department</p>	<p>direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p>
		<p>MM Air 3c: Electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions. Approval will be required by the Department of Building and Safety's Grading</p>	<p>Prior to the issuance of grading permits</p>	<p>Submittal of project construction documents for approval.</p>	<p>Submittal of project construction documents for approval.</p>	<p>Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>Division prior to issuance of a grading permit.</p> <p>MM Air 3d: The project developer will implement the following dust control measures consistent with SCAQMD Rule 403 – Fugitive Dust during construction phases of the proposed project:</p> <ul style="list-style-type: none"> • Application of water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days). • Periodic watering for short-term stabilization of disturbed surface areas and haul roads to minimize visible fugitive dust emissions. <p>Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon and after work is done for the day.</p>	During construction	On-site verification	Project construction manager(s) Building and Safety Department	to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<ul style="list-style-type: none"> • Suspension of all excavation and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period. • Requiring all trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Sweeping of streets at the end of the day if visible soil material is carried over to adjacent roads. • Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. • Posting and enforcement of traffic speed limits of 25 miles per hour or less on all unpaved roads. 				
		<p>MM Air 3e: No more than one plot plan site (Plot Plan 16979, Plot Plan 17788, Plot Plan 18875, Plot Plan 18876, Plot Plan 18877 and Plot Plan 18879) shall be graded</p>	<p>Prior to the issuance of grading permits</p>	<p>Submittal of grading schedule.</p>	<p>Project construction manager(s) Building and Safety Department</p>	<p>Significant direct and cumulative impacts. A Statement of Overriding</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		at one time in order to reduce the total daily emission of fugitive dust. Approval of a grading schedule shall be submitted to the Department of Building and Safety's Grading Division prior to issuance of a grading permit.				Considerations would be required prior to project approval.
		MM Air 3f: Prior to issuance of grading permit, the project developer shall post contact information on the construction site for the public to call if specific air quality issues arise.	Prior to the issuance of grading permits	Submittal of project construction documents for approval.	Project construction manager(s) Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
4.3. Air Quality	Daily operations of the project will exceed the daily thresholds set by SCAQMD for ROG, NO _x , and CO in both summer and winter. Operation of the proposed project has the potential to expose people to objectionable	In order to reduce the emissions from project operation, the following mitigation measures (MM Air 4 through MM Air 7) shall be implemented: MM Air 4: Project-generated trucks shall be instructed to avoid residential areas and schools. MM Air 5: Where transport				
			Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
			Prior to issuance	Confirmation that	Building and Safety	Significant

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	odors. Will exceed significance thresholds for cancer risk due to diesel exhaust. Contributes to exceedance of air quality standards and cumulative cancer risk due to diesel exhaust. When comparing the total project's annual CO ₂ emissions to annual global, statewide and nationwide greenhouse gas emissions, it is not anticipated that a single development project, even one this size, would have an individually discernable effect (direct impact) on global climate conditions.	refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. Trucks shall be equipped to connect with the electrical hookups provided and be prohibited from running TRUs when the truck is not in use. MM Air 6: Service equipment at the facilities will be either low-emission propane powered or electric (i.e., forklifts). MM Air 7: Prohibit all vehicles from idling in excess of five minutes.	of building permits and prior to certificate of occupancy.	architectural plans include electrification, and/or auxiliary power units. Signage shall be posted requiring TRUs to have electric standby capabilities and prohibiting trucks from running TRUs while not in use.	Department	direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
			Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
			Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Impacts related to objectionable odors during project operation are less than significant with mitigation measures

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>The proposed project in combination with statewide, national, and international emissions could cumulatively contribute to a change in Earth's climate, i.e., global warming.</p>	<p>MM Air 8: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD's Carl Moyer Program, or other State programs that restrict the operation to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles.</p> <p>MM Air 9: Provide specific entrances and exits that minimize truck emissions to homes.</p>	<p>Set forth as Condition of Approval on all development prior to project approval.</p>	<p>Conditions of Approval prepared by Planning Department.</p>	<p>Planning Department</p>	<p>incorporated. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		MM Air 10: Implement signal synchronization to improve truck flow	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	would be required prior to project approval. Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 11: Each plot plan proponent shall be responsible for providing information about park-and-ride programs for employees.	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 12: The project proponents on each plot plan shall provide information to building occupants on incentives and programs related to low-sulfur fuels and particulate traps, as well as other technologies available to business or truck	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		fleets that reduce diesel particulate matter created by the SCAQMD.				to project approval.
		MM Air 13: Although the nature of the project does not include the use of many appliances, if appliances are installed, they will be new; and therefore, in compliance with the most current energy usage standards.	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 14: In order to promote energy efficiency and reduce energy consumption, the developer/successor in interest shall supply building occupants and businesses with information on energy efficiency and/or Energy Services Companies.	Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Air 15: The project proponents of each plot plan shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance will be required prior to the approval of	Prior to the issuance of occupancy permits.	On-site verification	Building and Safety Department	Significant direct and cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.4. Biological Resources	<p>Sensitive bird species that were directly observed on-site, or those that have a moderate or high potential to occur on-site are protected under the Federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. If prior to project construction, any of these species establishes an active nest on the project site, loss of that nest during construction could result in a conflict with these regulations.</p>	<p>occupancy permits.</p> <p>MM Bio 1: In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone. If active nests are not located within the project area and appropriate buffer, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity</p>	<p>Construction start.</p> <p>Prior to issuance of grading permit.</p>	<p>Activity report submitted to Riverside County Environmental Programs Department.</p> <p>Activity report submitted to Riverside County Environmental Programs Department.</p>	<p>Project construction manager(s)</p> <p>Riverside County Environmental Programs Department</p>	<p>approval.</p> <p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.4. Biological Resources	<p>Due to the migratory nature of the burrowing owl, it is possible that burrowing owls could occupy the site prior to the commencement of project grading and construction.</p> <p>Because it will be a number of months before construction begins and because construction is phased, owls could colonize a portion of the site in the</p>	<p>field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests, until the nests are no longer active.</p> <p>MM Bio 2: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the CDFG Report on Burrowing Owl</p>	Prior to issuance of grading permit.	Pre-construction Burrowing Owl Survey from a qualified biologist.	Environmental Programs Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>intervening months or years and would then be adversely impacted by the proposed project construction.</p>	<p>Mitigation, 1995. If active nests are located, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season. If burrowing owls occupy the site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the Riverside County Environmental Programs Department. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-</p>	<p>Prior to relocation of any burrowing owls.</p>	<p>Activity report submitted to Riverside County Environmental Programs Department.</p>	<p>Environmental Programs Department</p>	

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.4. Biological Resources	Development of the proposed project may have an adverse effect, either directly or through habitat modification, on a number of species	<p>way doors allow the owls to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure that the owls have left the burrow. Artificial burrows shall be provided nearby. The project area shall be monitored daily for one week to confirm owl use of burrows, before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFG shall be consulted to determine available, acceptable receiving sites, where this species has a greater chance of a successful, long-term relocation.</p> <p>MM Bto 3: The County of Riverside is a participating entity or permittee of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to conserve open space and</p>	Prior to the issuance of building permits.	Payment of fees.	Planning Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.5. Cultural	Historic,	<p>in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.</p> <p>habitat on a county-wide, cumulative basis. Take authorization for the MSHCP was granted by the USFWS and CDFG on June 22, 2004. The County of Riverside will be allowed to utilize its allotted authorized take for projects in compliance with the MSHCP. Compliance with the MSHCP fee requirements will provide adequate mitigation for potential impacts to the Cooper's hawk, southern California rufous-crowned sparrow, northern harrier, San Diego black-tailed jackrabbit, coastal western whiptail, northern red diamond rattlesnake and other species and plant communities determined to be adequately conserved by the MSHCP. To address the impacts associated with the cumulative loss of habitat for special status birds by the loss of habitat, the proposed project shall be conditioned to pay Riverside County MSHCP mitigation fees as set forth under Ordinance No. 810.2.</p>	Prior to issuance	Activity report	Project construction	Less than
		MM Cultural A: Prior to				

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
Resources	archaeological and/or paleontological resources may be accidentally discovered during grading and construction activities on the project site.	the issuance of grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the project developer/permittee for limited archaeological monitoring of the grading with respect to potential impacts to potential subsurface archaeological and/or cultural resources. A pre-grading meeting between the archaeologist and the excavation and grading contractor shall take place to outline the procedures to be followed if buried materials of potential historical, cultural or archaeological significance or paleontological resources are accidentally discovered during earth-moving operations and to discuss the implementation of mitigation measures MM Cultural 1, MM Cultural 2 and MM Cultural 3. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as	of grading permits.	submitted to Planning Department	manager(s) Planning Department and Department of Building and Safety	significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s), and any the Native American tribal representative(s) (if any Native American cultural or burial deposits are uncovered) shall actively monitor all project-related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed archaeological services contract including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.</p> <p>If the retained archaeologist finds no potential for impacts to archaeological and/or cultural resources after monitoring of initial clearing, grubbing, and cuts have been conducted, a detailed letter shall be submitted to the</p>				

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>Planning Department certifying this finding by the retained qualified archaeologist.</p> <p>MM Cultural 1: If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report 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, cultural, or historical importance.</p> <p>1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the archaeologist, a Native American tribal representative, and the Planning Director to discuss the significance of the find.</p>	<p>During construction.</p>	<p>Activity report submitted to Planning Department.</p>	<p>Project construction manager(s) Planning Department</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>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.</p> <p>3. Grading or further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by the archaeologist, with the concurrence of the Planning Director, as to the appropriate mitigation.</p> <p>MM Cultural 2: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner</p>	<p>During construction.</p>	<p>Implementation of CA Health & Safety Code Section 7050.5 and CA PRC Section 5097.98; and if the Coroner determines that the remains are of Native American origin, Section 15064.5(e) of the CEQA Guidelines.</p>	<p>Project construction manager(s) County Coroner</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>shall be notified of the find immediately. 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 County Coroner determines the remains to be Native American, the coroner shall notify the Native American Heritage Commission within the period specified by law. Subsequently, the Native American Heritage Commission shall identify and notify the appropriate Native American Tribe who is the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p> <p>MM Cultural 3: Should construction/development activities uncover paleontological resources, work shall be moved to other</p>	<p>During construction.</p>	<p>Activity report submitted to Planning Department.</p>	<p>Project construction manager(s) Planning Department</p>	<p>Less than significant with mitigation measures</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.6 Geology and Soils	The proposed project is subject to potential geological and soils hazards but compliance with the UBC and other regulatory requirements will result in the reduction of any risk of hazard to less than significant levels.	parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. Appropriate measures would include that a qualified paleontologist be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines. No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.
4.7 Hazardous and Materials	A Phase I Environmental Site Assessment Report has been prepared for the project site	MM Hazards 1: Soil piles, with pieces of cement, asphalt, construction debris and minor household trash, abandoned tires, concrete chunks and asphalt chunks	Prior to the issuance of grading permits.	A written report verifying disposal in accordance with applicable laws and regulations shall be submitted to the	Project construction manager(s) Building and Safety Department	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>(Appendix I). The Phase I Assessment has revealed no evidence of recognized environmental conditions related to hazardous materials in connection with the project site. However, the Phase I Environmental Site Assessment Report identified soil piles with concrete, asphalt, construction debris and minor household waste and abandoned tires on portions of the project site. The report recommended that these soil piles be properly disposed and the required mitigation measure requires such disposal.</p>	<p>located on portions of the project site shall be properly disposed of according to applicable laws and regulations.</p> <p>MM Hazards 2: A pre-construction inspection of each plot plan site shall be conducted by a qualified environmental professional to look for contaminated soil as evidenced by discoloration, odors, differences in soil properties, abandoned underground tanks or pipes or buried debris. If contaminated soil is encountered during the pre-construction inspection or during site development, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the County of Riverside Department of Environmental Health, and the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified</p>	<p>Prior to the issuance of grading permits.</p>	<p>Building and Safety Department by the project construction manager(s).</p> <p>Submittal of a pre-construction evaluation to the Department of Environmental Health, Hazardous Materials Management Division</p>	<p>Project construction manager(s) Department of Environmental Health</p>	<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.8. Hydrology/ Water Quality	Implementation of the proposed project will add impervious surfaces, as a percentage of that portion of the project site that is proposed for development. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil, and other impurities that will then mix into	<p>requirements of the oversight agencies are satisfied and a "no-further-action" status is attained. Fill material imported from other areas shall be tested to assess that it is suitable to be used as fill, including testing for unsafe levels of hazardous materials, prior to placement on site.</p> <p>MM Hydro 1: In order to mitigate impacts related to water quality resulting from construction of the project, the project proponent or their developer shall obtain coverage under the appropriate NPDES General Construction Permit for Storm Water Discharges Associated with Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002, prior to obtaining the grading permit.</p>	<p>Prior to the issuance of grading permits.</p> <p>Prior to October 1 of each year following issuance of occupancy permits.</p>	<p>Submittal of Permit documents to Department of Building and Safety.</p> <p>On-site inspection/maintenance reports.</p>	<p>Building and Safety Department</p> <p>Regional Water Quality Control Board</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.8. Hydrology/ Water Quality	surface runoff, during rainfall events. Pollutants such as oil and grease, heavy metals, sediment, fertilizers, and pesticides can be expected to be present in surface water runoff once project development occurs.	MM Hydro 2: Prior to issuance of grading permits and in order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long term operation of the project, the project proponent shall develop and implement a Final Water Quality Management Plan (WQMP). The Riverside County Flood Control District will accept and approve the Final WQMP and ensure that it gets implemented. The Final WQMP will contain measures that will effectively treat all pollutants of concern	Prior to the issuance of grading permits.	Submittal and review/approval of the Final WQMP.	Riverside County Flood Control and Water Conservation District	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.8. Hydrology/ Water Quality		and hydrologic conditions of concern, which are consistent with the approved WQMP developed in compliance with their MS4 permit. MM Hydro 3: To mitigate impacts related to water quality following development, the building occupants will determine if coverage under the State's General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial permit is warranted for their operations, and submit their Industrial SWPPP to the Riverside County Engineering Department.	Prior to the issuance of occupancy permits. Prior to October 1 of each year following issuance of occupancy permits.	Submittal of Industrial SWPPP, if required, based on use. On-site inspection/maintenance reports.	Building and Safety Department Regional Water Quality Control Board	Less than significant with mitigation measures incorporated.
4.9 Land Use/ Planning	The proposed project is	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/ Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>consistent with the project site's general plan land use designations, applicable general plan land use policies, and policies set forth in the Jurupa Area Plan. Based upon the analysis of consistency with the MSHCP and the results of the focused biological surveys; and with implementation of the mitigation measures set forth in the Biological Resources Section of this EIR, it is concluded that the proposed project is consistent with the provisions of the adopted MSHCP. Therefore, it is determined that the proposed project's potential impacts related to land use and planning are below the level of</p>					

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.10 Mineral Resources	significance. There are no mineral resources on the project site.	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.
4.11. Noise	The increased traffic on roadways surrounding the project site will contribute to an overall increase in ambient noise levels which is considered significant. Construction of the project will result in a temporary but less than significant increase in noise levels. Noise generated from the use of trucks, graders, bulldozers, portable generators, etc. can result in a worse-case combined noise level at sensitive receptors during construction of 91 dBA L_{max} at a	No mitigation is feasible to reduce or eliminate this impact. MM Noise 1: To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.G.1 of Riverside County Ordinance No. 457. MM Noise 2: All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. MM Noise 3: Construction staging areas shall not be located within 200 feet of any occupied residence.	Not Applicable. Prior to the issuance of a grading permit and during project construction.	Not Applicable. Grading permit shall stipulate hours of construction.	Not Applicable. Building and Safety Department	Significant cumulative effects. A Statement of Overriding Considerations would be required prior to project approval. Less than significant but nonetheless mitigation measures incorporated.
			During project construction.	On-site verification.	Building and Safety Department	Less than significant but nonetheless mitigation measures incorporated.
			During project construction.	On-site verification.	Building and Safety Department	Less than significant but nonetheless mitigation measures

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	distance of 50 feet from an active construction area. However, at the nearest residence from the center of the project site (around 1,000 feet) peak noise levels during construction will be around 64 dB(A). The nearest sensitive receptor is the Mira Loma Village residential development located south and west of the project site. Vibration levels at these receptors would not exceed the potential building damage threshold of 0.5 PPV and therefore is less than significant.	MM Noise 4: No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence, unless the equipment is surrounded by a noise protection barrier. MM Noise 5: Facility-related noise must not exceed the following worst-case noise levels 45dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10 p.m. to 7 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7 a.m. and 10 p.m. (daytime standard) as measured at any habitable dwelling, hospital, school, library, nursing home or other similar noise sensitive land use. MM Noise 6: An 8-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously with the operation of the warehouse/loading dock, the	During project construction.	On-site verification.	Building and Safety Department	incorporated. Less than significant but nonetheless mitigation measures incorporated.
	Project-related site operations have the potential to create adverse		Set forth as Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Less than significant with mitigation measures incorporated.
			Prior to the issuance of occupancy permits.	On-site verification.	Building and Safety Department	Less than significant with mitigation measures incorporated.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	noise impacts upon adjacent residential uses.	<p>8-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home. These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.</p> <p>MIM Noise 7: Prior to the issuance of building permits for Plot Plan 16979 and Plot Plan 18879, an acoustical analysis shall be submitted for the Plot Plan for which a building permit is being requested to the Riverside County Planning Department and the Riverside County Department of Public Health, Office of Industrial Hygiene, verifying that the perimeter barrier required by mitigation measure MIM Noise 6, above, reduces potential nocturnal (10 p.m. to 7 a.m.) noise impacts for that Plot Plan to noise levels mandated by Riverside County Ordinance No. 847. If the acoustical analysis determines that a higher perimeter barrier is required to bring nocturnal noise impacts to Ordinance No. 847 levels, the required</p>	<p>Prior to the issuance of a building permit for Plot Plan 16979.</p> <p>Prior to the issuance of a building permit for Plot Plan 18879.</p>	<p>A Noise Study for Plot Plan 16979 shall be submitted to the Office of Industrial Hygiene.</p> <p>A Noise Study for Plot Plan 18879 shall be submitted to the Office of Industrial Hygiene.</p>	<p>Department of Public Health- Office of Industrial Hygiene</p> <p>Department of Public Health- Office of Industrial Hygiene</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		perimeter barrier shall be raised, as required by the acoustical analysis, to a maximum height of 12 feet to reduce potential noise impacts to Ordinance No. 847 levels.				
		MM Noise 8: No nocturnal loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.	Set forth as a Condition of Approval on all development prior to project approval.	Conditions of Approval prepared by Planning Department.	Planning Department	Less than significant with mitigation measures incorporated.
		MM Noise 9: No nocturnal operations within Plot Plan 18876 and Plot Plan 18877 shall take place between the hours of 10 p.m. and 7 a.m.	Implemented as a condition of approval for Plot Plan 18876 and Plot Plan 18877.	Conditions of Approval prepared by Planning Department.	Planning Department	Less than significant with mitigation measures incorporated.
4.12 Population and Housing	The proposed project will not result in the displacement of existing residents. The project will contribute jobs to benefit the local jobs to housing ratio. Any upgrades to the existing	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
4.13. Public Services	<p>infrastructure or roads will be to offset any potential impacts caused directly by the proposed project and will not induce growth in the area.</p> <p>The construction of the project will not necessitate the provision of new, expanded, or physically-altered sheriff and fire services and the need for new fire facilities, which may have a significant impact on the environment, in order to maintain acceptable service ratios, response times, or other performance objectives. The project will not have an impact upon libraries, schools, or health services.</p>	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	The project proponent will be required to pay fair share fees, pursuant to Riverside County Ordinance No. 659.7, which mitigate the costs associated with the project's impact on public services (including fire and sheriff services) relative to the project's size and expected demand on said services. Payment of these fees will reduce the project's impact on public services to below the level of significance. The project will be required to pay State-mandated school impact fees.					
4.14. Recreation	The proposed project will not adversely impact existing recreational	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>facilities and will not create a need for additional recreational facilities.</p> <p>The project proponent will be required to pay fair share fees, pursuant to Riverside County Ordinance No. 659.7 for regional parks and trails, which mitigate the costs associated with the development's impact on recreational facilities.</p>					
4.15. Transportation and Traffic	<p>The proposed project is estimated to generate approximately 8,540 new daily trip-ends, including 1,018 new trip-ends during the AM Peak hour and 933 new trip-ends</p>	<p>The following intersection improvements are necessary to serve the proposed project and will be constructed by the project's developers:</p> <p>MM Trans 1: Modify the intersection of Etiwanda Avenue and Hopkins Street to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One shared through and right-turn lane. Southbound: One left-turn</p>	<p>Prior to issuance of certificate of occupancy.</p>	<p>Approval of Street Improvement Plans.</p>	<p>Transportation Department</p>	<p>Less than significant with mitigation measures incorporated.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	during the PM Peak hour. Direct off-site impacts, as a result of the project traffic, would occur where the project takes access from the existing public roads.	lane. Two through lanes. One shared through and right-turn lane. Eastbound: One left-turn lane. One shared through and right-turn lane. Westbound: One left-turn lane. One shared through and right-turn lane.				
	Increased truck traffic generated by the project may create a hazard or increase incompatible uses related to the residential traffic associated with the Mira Loma Village neighborhood.	MIM Trans 2: Install a traffic signal at the intersection of Etiwanda Avenue and Inland Avenue to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One shared through and right-turn lane. Southbound: One left-turn lane. Two through lanes. One shared through and right-turn lane. Eastbound: One shared left-turn, through, and right-turn lane. Westbound: One shared left-turn, through, and right-turn lane.	Prior to issuance of certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department	Less than significant with mitigation measures incorporated.
		MIM Trans 3: Install stop signs at all project driveways exiting onto De Forest Circle, Noble Court, and Dulles Drive.	Prior to issuance of certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department	Less than significant with mitigation measures incorporated.
		MIM Trans 4: Sight distance	Prior to issuance	Approval of Street	Transportation	Less than

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		at the project entrance roadway shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.	of building permits. Prior to issuance of a certificate of occupancy.	Improvement Plans.	Department Transportation Department	significant with mitigation measures incorporated.
		MM Trans 5: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees.	Prior to issuance of building permits.	Payment of fees.	Transportation Department	Significant cumulative impacts. A Statement of Overriding Considerations would be required prior to project approval.
		MM Trans 6: Signing/stripping should be implemented in conjunction with detailed construction plans for the project site.	Prior to issuance of building permits. Prior to issuance of a certificate of occupancy.	Approval of Street Improvement Plans.	Transportation Department Transportation Department	Less than significant with mitigation measures incorporated.
		MM Trans 7: The project will participate in the cost of off-site improvements through payment of the Transportation Uniform Mitigation Fee (TUMF), the Traffic Signal Mitigation Fee, the Mira Loma Road and Bridge Benefit District	Prior to issuance of building permits.	Payment of fees.	Transportation Department	Significant cumulative impacts. A Statement of Overriding Considerations would be required prior to project

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		(RBBB), Zone A, and site development impact fees. These fees shall be collected and utilized as needed by the County of Riverside to construct the improvements necessary in the project influence area to maintain the required level of service and build roads to the general plan build-out level.				approval.
		MM Trans 8: Install bike racks on all six of the plot plans.	Prior to issuance of occupancy permits.	On-site verification.	Building and Safety Department	Less than significant with mitigation measures incorporated.
4.16 Utilities	The proposed project will create a demand for an estimated 181,110 gallons of water per day and will generate approximately 62,000 gallons of sewage daily. These services will be provided by Jurupa Community Services District (JCSD) whose	No mitigation is required.	Not Applicable.	Not Applicable.	Not Applicable.	Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>Water Supply Assessment determined that there will be sufficient water available to supply the project. JCSD has sufficient wastewater treatment capacity to serve the project.</p>					
	<p>Construction-related solid waste is estimated to constitute approximately 0.036% of the annual capacity of county landfills and is therefore not considered significant. Operational-generated solid waste is expected to constitute approximately 0.0479% of the annual county landfill capacity. Therefore, impacts related to landfill capacity are considered less</p>	<p>MM Utilities 1: The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for each implementing development. The plans are required to conform to the Waste Management Department's <i>Design Guidelines for Recyclables Collection and Loading Areas</i>. Prior to final building inspection, the applicant is required to 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</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of a certificate of occupancy.</p>	<p>Submission of the Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department.</p> <p>Verification of the installation of recycling areas.</p>	<p>Waste Management Department</p> <p>Waste Management Department</p>	<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
	<p>than significant. However, the mitigation measures listed will further reduce the project's impact on county solid waste facilities.</p>	<p>Department, and verified by the Riverside County Building and Safety Department through site inspection.</p> <p>MM Utilities 2: In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.</p> <p>MM Utilities 3: The project development will recycle construction and demolition (C&D) waste generated during construction activities that would otherwise be taken to a landfill. This diversion of waste must meet or exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program – Form B and Form C to ensure compliance. Form B – Recycling Plan must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits.</p>	<p>Prior to the issuance of a certificate of occupancy.</p> <p>Prior to the issuance of a certificate of occupancy.</p>	<p>Verification of the installation of recycling areas.</p> <p>Compliance with the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program – Form B or Form C process.</p>	<p>Waste Management Department</p> <p>Waste Management Department</p>	<p>Less than significant.</p> <p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Monitoring/Reporting Method	Responsible Monitoring Party	Impact After Mitigation
		<p>Form C- Reporting Form must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of a certificate of occupancy.</p> <p>MM Utilities 4: The property owner shall require landscaping contractors to practice grass recycling and/or grass composting to reduce the amounts of grass material in the waste stream.</p> <p>MM Utilities 5: The property owner shall require landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas.</p>	<p>Prior to the issuance of a certificate of occupancy.</p> <p>Prior to the issuance of a certificate of occupancy.</p>	<p>Verification of programs shall be submitted.</p> <p>Verification of programs shall be submitted.</p>	<p>Waste Management Department</p> <p>Waste Management Department</p>	<p>Less than significant.</p> <p>Less than significant.</p>

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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 Plot Plan No. 16979. 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 Plot Plan No. 16979 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

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10. GENERAL CONDITIONS

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

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

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.

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.

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10. GENERAL CONDITIONS

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. 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. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.to the fire department may result in project delays.
Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 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 IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 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.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

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

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual 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)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

This is a proposal to construct an industrial building on a 10.75 acre parcel in the Mira Loma area. The site is located east of De Forest Circle and north of the 60

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10. GENERAL CONDITIONS

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

Freeway.

The site is protected from tributary offsite runoff by drainage improvements constructed by the underlying development and by the District's San Sevaine Channel immediately to the east. An underground reinforced concrete (rcb) box traverses the southern portion of the site. This is the District's De Forest Circle Storm Drain.

The proposed building would be constructed immediately adjacent to the District's easement for this storm drain.

The applicant has submitted structural calculations to show that the rcb can handle additional cover of 1.5 feet for a total cover of 6.5 feet. The calculations were needed to support the proposed grading of the development. The rcb was originally designed for 5 feet of cover. Footings for the building shall be outside of the easement for the storm drain.

An easement for the maintenance turnaround for San Sevaine Channel at the southeast corner of the site shall be dedicated to the public for flood control purposes.

Water quality mitigation is required of this development.

10.FLOOD RI. 2 USE COVER OVER RCB RECOMMND

Cover shall be limited to 6.5 feet over the De Forest Circle Storm Drain reinforced concrete box (rcb).

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 10,000 square feet of office and mezzanine area, and 190,731 square feet of storage/warehouse area with a total building area of 200,731 square feet that requires 231 parking spaces. The project is providing a total of 256 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 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 75 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. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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

10.PLANNING. 29 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. 30 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial 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.

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS (cont.) RECOMMND

for more than 5 minutes is not allowed.

10.PLANNING. 33 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 shall not be included in the Project Area.

10.PLANNING. 34 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 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.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 March 27, 2001, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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 Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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10. GENERAL CONDITIONS

10.PLANNING. 44

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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/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.

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10. GENERAL CONDITIONS

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

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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. 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.

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 - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 46 USE - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary

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10. GENERAL CONDITIONS

10.PLANNING. 46 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 47 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made,

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 48 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 23, 2001.

10.PLANNING. 49 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 50 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 51 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 52 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

10.PLANNING. 53 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD

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10. GENERAL CONDITIONS

10.PLANNING. 53 USE - STREET SWEEPERS (cont.) RECOMMND

Rule 1186.1 for Less-Polluting Sweepers.

TRANS DEPARTMENT

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Forest Circle since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 7 USE - STD INTRO 2(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 USE - TS/CONDITIONS 1 RECOMMND

The Transportation Department has reviewed the traffic study submitted for the subject project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve a Level

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 1 (cont.)

RECOMMND

of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avneue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Aveneu at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorpore mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 9 USE - COUNTY WEB SITE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 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. 3 USE-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 5 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. 6 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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. 8 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE DEDICATE EASEMENT RECOMMND

An easement for the maintenance turnaround for San Sevaine Channel at the southeast corner of the site shall be dedicated to the public for flood control purposes.

60.FLOOD RI. 2 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. 3 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 4 USE BMP - FILTRATION RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

60.FLOOD RI. 5 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 16 USE - FEE BALANCE

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 16979, 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. 17 USE - GRADING PLAN REVIEW

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. 18 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - PLANNING DEPT REVIEW (cont.) RECOMMND

be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.17, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.16 and 90.TRANS.18.

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

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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 - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - WATR/SEWR WILL SERVE

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 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."

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80. PRIOR TO BLDG PRMT ISSUANCE

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 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.

PLANNING DEPARTMENT

80.PLANNING. 6 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. 7 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

80.PLANNING. 15 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Existing retaining wall on the southern side of the property shall remain.

Existing chain link fencing shall be replaced with wrought-iron or similar type fencing.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

No chain link fencing shall be permitted.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 19 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. A minimum of six spaces shall be provided.

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits for Plot Plan No. 16979, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 48 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 48

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 48 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 49 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 50

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 March 27, 2001, 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 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. 51

USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 51 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

TRANS DEPARTMENT

80.TRANS. 8 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone C of the Mira Lome Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project net acreage is 10.76 acres.

80.TRANS. 10 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

80.TRANS. 15 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue/Inland Avenue shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, and one shared through/right turn lane.

Southbound: One left turn lane, two through lanes, and one

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15 USE - TS/GEOMETRICS 1 (cont.)

RECOMMND

shared through/right turn lane.

Eastbound: One left turn and one shared through/right turn lane.

Westbound: One left turn lane and one shared through/right turn lane.

The intersection of Etiwanda Avenue/Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 16 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along De Forest Circle.
- (2) Traffic signals per 90.TRANS.3 condition.
- (3) Street sweeping.

80.TRANS. 17 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within De Forest Circle 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.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT BUS PLAN (cont.) RECOMMND

materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (909) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 SMP-#45-FIRE LANES RECOMMND

Applicant or developer 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 diameter 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

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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.

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 XXU BMP - MAINT & INSPECT RECOMMND

The permit holder shall contain provisions for all structural 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 BMP's 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

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred fifty-six (256) parking spaces shall be provided as shown on the APPROVED EXHIBIT A,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of eight (8) 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. 9 USE - LOADING SPACES RECOMMND

A minimum of twenty-nine (29) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - COMPACT PARKING SPACES RECOMMND

A maximum of twenty-seven (27) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 12 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. 13 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 15 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. 16 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. 20 USE - TRASH ENCLOSURES RECOMMND

Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with

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90.PLANNING. 20 USE - TRASH ENCLOSURES (cont.) RECOMMND

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. 25 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 27 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 March 27, 2001, 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.

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90.PLANNING. 28 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. 29 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 31 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 Plot Plan No. 16979 is calculated to be 10.76 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 16979 has been calculated to be 10.76 net acres.

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

90.PLANNING. 36 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 38 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 3 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following location:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

90.TRANS. 12 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. 17 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

laterals, De Forest Circle shall be constructed within the dedicated right-of-way in accordance with County Standard No. 207A and No. 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle. See plan and profile number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along De Forest Circle.
- (2) Traffic signals per 90.TRANS.3 condition.
- (3) Street sweeping.

90.TRANS. 19 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 De Forest Circle.

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15:45

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90.TRANS. 19

USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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 Plot Plan No. 17788. 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 Plot Plan No. 17788 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

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10. GENERAL CONDITIONS

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

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

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.

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.

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10. GENERAL CONDITIONS

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. 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. 14 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. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 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 VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 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.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

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

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual 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)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 17788 is a proposal to construct a warehouse building on a 20.5-acre parcel in the Mira Loma area. The property is located on the east side of Dulles Drive,

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10. GENERAL CONDITIONS

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

approximately 700 feet south of Philadelphia Avenue. This project falls within parcels 8, 9, and 10 of underlying Parcel Map 26365.

The site lies just west of the existing San Sevaine Channel, which is currently owned and maintained by the District. The recent construction of this channel has provided this site with protection from offsite storm runoff from the northeast. Therefore the project site is subject to nuisance nature local runoff, and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage to the proposed buildings. New construction should comply with all applicable ordinances.

The applicant's engineer has proposed to drain the property to the existing Dulles Drive Storm Drain which would serve this project as an adequate outlet so that mitigation for increased runoff would not be required. The Tentative Map Exhibit shows onsite storm drain connected to the back of the catch basin this is unacceptable, the onsite storm drain shall be connected directly to the District's storm drain.

10.FLOOD RI. 2 XXU-DRAIN TO STREET RECOMMND

The property shall be graded to drain to the adjacent street or an adequate outlet.

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.

PLANNING DEPARTMENT

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 8,000 square feet of office area and 418,212 square feet of warehouse area with a total building area of 426,212 square feet that requires 241 parking spaces. The project is providing a total of 257 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 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.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 25 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. 26 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. 28 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial 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.

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS (cont.) RECOMMND

positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 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 shall not be included in the Project Area.

10.PLANNING. 34 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 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 36

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 April 22, 2002, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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 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/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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. 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.

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. 37 USE - ARB SIGN FOR IDLING

RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To

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10. GENERAL CONDITIONS

10. PLANNING. 37 USE - ARB SIGN FOR IDLING (cont.) RECOMMND

report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10. PLANNING. 38 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

10. PLANNING. 39 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 41 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 18, 2002.

10.PLANNING. 42 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 43 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 44 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 45 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

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10. GENERAL CONDITIONS

10.PLANNING. 46 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Dulles Drive since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 6 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 Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7 USE - TS/CONDITIONS 1 RECOMMND

The Transportation Department has reviewed the traffic study submitted for the subject project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/CONDITIONS 1 (cont.)

RECOMMND

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 8 USE - COUNTY WEB SITE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan 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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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 ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 4 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 5 USE BMP - FILTRATION RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 17788, 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. 13 USE - GRADING PLAN REVIEW 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. 14 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-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.7 and 90.TRANS.8.

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

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

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

THE APPLICATION SHALL ALSO HAVE A LETTER OF CLEARANCE FROM THE STATE FOOD AND DRUG THAT INSPECTIONS WILL OCCUR WITHIN THE REFRIGERATOR WAREHOUSE.

80.E HEALTH. 2 USE - HAZMAT RISK

RECOMMND

The business must provide a California Accidental Release Plan (Cal-ARP) to the Hazardous Materials Management Division if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. Cal-ARP format requires completion prior to occupancy. Cal-ARP guideline must be adhered to before approval can be granted.

80.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact the Hazardous Materials Management Division, Bob Lehmann for requirements of the Cal-ARP at (951) 766-6524.

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."

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Chain-link fencing is not permitted. Fencing shall be wrought-iron or similar material.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 12 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. A minimum of six spaces shall be provided.

80.PLANNING. 13 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. 18 USE - SCHOOL MITIGATION_ RECOMMND

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

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 17788, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 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 April 22, 2002, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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. 25 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and;
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 20.48 acres.

80.TRANS. 5 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 6 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - TS/GEOMETRICS 1 (cont.)

RECOMMND

turn lane

Westbound: One left turn lane, one shared through/right
turn lane

The intersection of De Forest Circle at Hopkins Street
shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right
turn lane

Southbound: One left turn lane, one shared through/right
turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics
shall be the responsibility of the landowner/developer.

80.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Dulles Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within Dulles Drive 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.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

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 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural 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 BMP's 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

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred fifty-seven (257) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of eight (8) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the

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90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 6 USE - LOADING SPACES RECOMMND

A minimum of fifty-one (51) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block 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. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

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90.PLANNING. 26 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 April 22, 2002, 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. 27 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. 28 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 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

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90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

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 Plot Plan No. 17788 is calculated to be 18.73 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 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 Plot Plan No. 17788 has been calculated to be 18.73 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.

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90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 2 USE - SIDEWALK IMP. NOTAPPLY

The project proponent shall revise the existing street improvement plan P/P 869-FF for Dulles Drive to show the addition of a 6' curb face sidewalk and access ramps.

90.TRANS. 3 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. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals on Dulles Drive shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

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90.TRANS. 6 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of Dulles Drive. See Plan and Profile file number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 7 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Duller Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

90.TRANS. 9 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 Dulles Drive.

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

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90.TRANS. 9

USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

District No. 89-1-Consolidated by contacting the
Transportation Department at (951) 955-6767.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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 Plot Plan No. 18875. 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 Plot Plan No. 18875 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

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10. GENERAL CONDITIONS

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

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-3) for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-16) for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18875 Amended No. 2, dated July 12, 2010.

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.

10.BS GRADE. 2 USE* NPDES Supplement "A" RECOMMND

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* NPDES Supplement "A" (cont.) RECOMMND

system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

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. 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. 14 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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG (cont.) RECOMMND

and inspection requirements.

10.BS GRADE. 21 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. the fire department may result in project delays. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 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 IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 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.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#84-TANK PERMITS (cont.) RECOMMND

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

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual 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)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT RECOMMND

Plot Plan 18875 is a proposal to construct a speculative warehouse building on 5-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda

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10. GENERAL CONDITIONS

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

RECOMMND

Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18876, PP 18877 and PP 18879.

The site is Parcel 35 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying parcel map also constructed a storm drain (Line A) within De Forest Circle right of way. The storm drain outlets to the District's San Sevaine Channel. The site is graded to drain Line A as shown in the hydrology for the underlying parcel map.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 10,860 square feet of office area, and 93,350 square feet of storage/warehouse area with a total building area of 104,210 square feet that requires 90 parking spaces. The project is providing a total of 96 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur within 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 29 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. 30 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial 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.

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 37 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

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

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 shall not be included in the Project Area.

10.PLANNING. 38 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 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 40 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 November 6, 2003, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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 Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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10. GENERAL CONDITIONS

10.PLANNING. 40

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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/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

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. 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.

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. 41 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 43 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 44 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 17, 2003.

10.PLANNING. 46 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 47 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 48 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 49 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

10.PLANNING. 50 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Etiwanda Avenue, Hopkins Street and De Forest Circle since adequate right-of-way exists, per PM 172/36-41.

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10. GENERAL CONDITIONS

10.TRANS. 6

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

10.TRANS. 8

USE - TS/CONDITIONS 2

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on assumptions:

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 2 (cont.) RECOMMND

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off Ramp

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 9 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:

<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan 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-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 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. 7 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.

60.BS GRADE. 10 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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. 1 XXU-SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE BMP - FILTRATION

RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 15 USE - FEE BALANCE

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18875, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 USE - GRADING PLAN REVIEW

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 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-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.15, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.13 and 90.TRANS.17.

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

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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 WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD RECOMMND

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 XXU-SUBMIT PLANS RECOMMND

A copy of the mprovement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to 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.

PLANNING DEPARTMENT

80.PLANNING. 6 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.

In addition, architectural enhancements shall be provided to enhance the views along Hopkins Avenue and Etiwanda Avenue.

The northeast corner shall maintain the same architectural elements as the front entry of the building. This includes the application of storefront glazing where appropriate.

The northwest corner shall also maintain the same architectural elements as the front entry of the building. This includes a raised parapet and application of storefront glazing where appropriate.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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

No chain-link fencing is allowed.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 19 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. A minimum of six spaces shall be provided.

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 31 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits for Plot Plan No. 18875, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 43 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 March 27, 2001, 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 43 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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. 44 USE - TITLE 24 BLD EFF STNDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 45 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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

80.PLANNING. 46 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R & B B D (cont.) RECOMMND

The project gross acreage is 5.99 acres.

80.TRANS. 7 USE - MAP.CORNER CUT-BACK NOTAPPLY

The project proponent shall apply corner cut-backs per the 2nd, 3rd and 5th District Guidelines.

80.TRANS. 10 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.14.

80.TRANS. 11 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, one shared through/right

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/GEOMETRICS 1 (cont.) RECOMMND

turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 12 USE - TRAFFIC SIGNAL RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, in accordance with Ordinance 461. Traffic signals shall be installed at the intersection(s) of Etiwanda Avenue and Inland Avenue. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

80.TRANS. 13 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Hopkins Street and De Forest Circle.
- (2) Traffic signals per 90.TRANS.14 condition.
- (3) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 14 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Hopkins Street and DeForest Circle 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.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 XXU BMP - MAINT & INSPECT (cont.) RECOMMND

no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's 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.

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.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of ninety-six (96) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 9 USE - LOADING SPACES RECOMMND

A minimum of eighteen (18) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 12 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. 14 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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90.PLANNING. 15 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. 19 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. 20 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 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. 25 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 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 November 6, 2003, 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. 28 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. 29 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

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 rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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 Plot Plan No. 18875 is calculated to be 5.00 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 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 Plot Plan No. 18875 has been calculated to be 5.00 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 36 USE - LC LNDSACP INSPECT DEPOST

RECOMMND

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

90.PLANNING. 37 USE - LC COMPLY W/ LNDSACP/ IRR

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMPROVEMENTS NOTAPPLY

Hopkins Street and De Forest Circle are County maintained roads and shall be improved with 34 feet of asphalt concrete pavement within a 48 foot part-width dedicated right-of-way in accordance with County Standatd No. 111.

Note: 6' wide curb adjacent sidewalk will be ocnstructed along the frontage of this site on both streets.

90.TRANS. 2 USE - IMP PLANS NOTAPPLY

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. 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. 14 USE - TS/INSTALLATION INEFFECT

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 15 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE- EXISTING CURB & GUTTER (cont.) RECOMMND

within County right-of-way, including sewer and water laterals on De Forest Circle and Hopkins Street shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207A and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontages of Hopkins Street and De Forest Circle. See Plan and Profile file number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 16 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with plan and profile file number 869-FF.

90.TRANS. 17 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Hopkins Street and De Forest Circle.
- (2) Traffic signals per 90.TRANS.14 condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Street sweeping.

90.TRANS. 18 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 Hopkins Street and De Forest Circle.

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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 Plot Plan No. 18876. 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 Plot Plan No. 18876 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBITS B & C = Project Elevations and Floor Plans (Sheets 1-6) for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

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10. GENERAL CONDITIONS

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

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT W = Wall Plan for Plot Plan No. 18876 Amended No. 4, dated July 12, 2010.

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.

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.

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10. GENERAL CONDITIONS

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. 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. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#84-TANK PERMITS (cont.) RECOMMND

Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 7 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 8 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual 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. 9 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 18876 is a proposal to construct a speculative warehouse building on 6.41-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18875, PP 18877 and PP 18879.

The site is Parcel 37 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying parcel map also constructed a storm drain (Line A) within De Forest Circle right of way. The storm drain outlets to the District's San Sevaine Channel. The hydrology for the underlying parcel map shows this site to drain to Line A. An exhibit received by the District August 14, 2007 shows the site graded to the south west corner where a catch basin on Etiwanda Avenue and existing Line D on a south side picks up the onsite flows as well as surface flows from the street and outlets to Line "A" on De Forest Circle. Existing Line D parallels the south property line to a junction with the De Forest Circle storm drain. Line D was only designed to convey runoff emanating from the roadway surface for Etiwanda Avenue and Philadelphia Avenue; it is unlikely to have capacity for flows from this site. The developer shall either prove that Line "D" has capacity to accept the onsite flows or propose an alternate storm drain to convey the onsite flows to Line "A".

The District has reviewed the preliminary WQMP dated December 2006, the developer is proposing filters to mitigate for water quality that is acceptable to the District.

10.FLOOD RI. 2

USE DRAIN ONSITE TO LINE A

RECOMMND

All onsite flows from the project area shall be collected and conveyed to Line A in De Forest Circle.

10.FLOOD RI. 4

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 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. 5 XXU 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 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 XXU SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

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.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 13,200 square feet of office area and 83,810 square feet of storage area with a total building area of 97,010 square feet that requires 137 parking spaces. The project is providing a total of 243 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20

USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21

USE - EXTERIOR NOISE LEVELS

RECOMMND

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur with 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 25 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,

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 26 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. 28 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial 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.

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 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 shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 34 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 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 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 June 12, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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 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/facade,

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

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

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10. GENERAL CONDITIONS

10.PLANNING. 36 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. 37 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 38 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. 52 USE - GEO01827 RECOMMND

County Geologic Report (GEO) No. 1827, submitted for this project (PP18876, PM35536), was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Northeast Corner of Etiwanda Avenue and Iberia Street, Mira Loma, California", dated March 30, 2007. In addition, Norcal Engineering prepared the following responses:

1."Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Three Nearby Sites, Mira Loma, California, 3. Northeast Corner of Etiwanda Avenue and

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01827 (cont.)

RECOMMND

Iberia Street, Riverside County Case #PP18876", prepared by Andrew Stone, Engineering Geology and dated July 6, 2007.

2."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Etiwanda Avenue and Iberia Street, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

3."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of Etiwanda Avenue and Iberia Street, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

These additional reports are now included as part of GEO No. 1827.

GEO No 1827 concluded:

1.Research that indicates groundwater at the site is greater than 100 feet below the existing ground surface and the potential for groundwater rise is considered very low. This, combined with the relative high density of the subsurface soils below the loose surficial soils which will be reworked, indicates a low potential for this site to be affected by seismically induced liquefaction.

2.Based on aerial photography review, literature research and site mapping, no active faults are known or were found to traverse or trend toward the site, thus the potential for damage due to surface fault rupture is considered to be very low.

3.The potential for this site to be affected by secondary seismic hazards such as seismically induced settlement, flooding, seiche/tsunami and seismically induced landsliding or slope failure is also considered to be low. There is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed development.

GEO No 1827 recommended:

1.All vegetation, trash piles, pavements and other debris should be removed from the proposed grading areas. All strippings and debris should be removed from the site in

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10. GENERAL CONDITIONS

10. PLANNING. 52

USE - GEO01827 (cont.) (cont.)

RECOMMND

order to preclude their incorporation in the proposed fills.

2. The existing site soils beneath the proposed building area should be removed to a minimum depth of 24 inches below the bottom of the proposed footings. These removals should extend at least five feet laterally beyond the footing lines. Subsequent to acceptance of the over-excavation bottoms, the exposed surface should be scarified to a depth of 12 inches, brought to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill.

3. The excavated soils may be used as compacted fill provided they are cleaned of debris, vegetation and any other deleterious materials. The fill soils should be moisture conditioned to near optimum moisture content, spread in thin lifts and uniformly compacted to at least 90% of the maximum dry density as determined by ASTM D-1557. Compaction and moisture content should be verified by field density testing.

4. Although this site appears to have a low potential to be affected by surface fault rupture, the site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed improvements. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 17 km from a UBC Type A seismic source and overlying a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.40 g with a 10% probability of exceedence in 50 years from an earthquake on the Cucamonga fault zone located approximately 10 miles away..

GEO No. 1827 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1827 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

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01827 (cont.) (cont.) (cont.) RECOMMND
building permits.

10.PLANNING. 53 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 54 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 54 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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10. GENERAL CONDITIONS

10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 56 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2007.

10.PLANNING. 57 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 58 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 59 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 60 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

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10. GENERAL CONDITIONS

10.PLANNING. 61 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Etiwanda Avenue and De Forest Circle since adequate right-of-way exists.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

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

10.TRANS. 6 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 Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 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.

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.BS GRADE. 11

USE NPDES Supplement "A"

RECOMMND

In order to insure compliance with supplement "A" - New Development Guidelines for Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all Specific Land Use cases (plot plans, conditional use cases, & public use permits) shall provide, as part of their conceptual grading and drainage exhibit, for the control of impervious areas graded to drain to a BMP filtration system. Direct drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE NPDES Supplement "A" (cont.) RECOMMND

from impervious areas to the street or a storm drain facility shall be avoided.

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. 1 USE-SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans shall receive District approval prior to 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 4 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18876, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Industrial Park (IP) zone.

60.PLANNING. 22 USE - GRADING PLAN REVIEW 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. 23 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-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.16, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - REVISE STREET IMP PLAN (cont.) RECOMMND

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.5 and 90.TRANS.18.

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

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 WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND

Clearance from the Environmental Resources Management
Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD RECOMMND

satisfactory detailed soils percolation test in accordance
with the procedures outlined in the Riverside County Waste
Disposal Booklet entitled "Waste Disposal for Individual
Homes, Commercial and Industrial".

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. 1 USE-SUBMIT PLANS RECOMMND

A copy of the mprovement plans, grading plans and any other
necessary documentation along with supporting hydrologic
and hydraulic calculations shall be submitted to the
District for review. The plans shall receive District
approval prior to 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 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 - 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.

In addition, architectural enhancements shall be provided to enhance views along Etiwanda Avenue.

The west elevation shall include a pop-up center, similar to the raised parapet on the southerly side of the western elevation. This portion shall maintain the same architectural elements as the building front entry, and storefront glazing shall be applied where appropriate.

The southwest corner shall also maintain the same architectural elements as the building front entry. This includes the application of storefront glazing where appropriate.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 12 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. A minimum of six spaces shall be provided.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 21 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. All parking and outdoor lighting shall be in substantial conformance with that shown on APPROVED EXHIBIT P.

80.PLANNING. 22 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 18876, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 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 June 12, 2007, 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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. 25 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 26 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Industrial Park (IP) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.21 is satisfied.

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 6.83 acres.

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along De Forest Circle.
- (2) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within De Forest Circle 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.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 XXU BMP - MAINT & INSPECT (cont.) RECOMMND

no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's 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.

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.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred forty-three (243) parking spaces shall be provided as shown on the APPROVED EXHIBIT A,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of thirteen (13) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches 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. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - INSTALL BIKE RACKS (cont.) RECOMMND

approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

Six (6) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block 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. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 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 June 12, 2007, 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. 27 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. 28 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 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 Plot Plan No. 18876 is calculated to be 6.42 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 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 Plot Plan No. 18876 has been calculated to be 6.42 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

90.PLANNING. 32 USE - MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

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. 16 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on De Forest Circle shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207A and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

- NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle. See plan and profile file number 869-FF.
2. A driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 17 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with plan and profile file number 869-FF.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along De Forest Circle.
- (2) Street sweeping.

90.TRANS. 19 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 DeForest Circle.

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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 Plot Plan No. 18877. 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 Plot Plan No. 18877 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBITS B & C = Project Elevations and Floor Plans (Sheets 1-10) for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

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10. GENERAL CONDITIONS

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

RECOMMND

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-2) for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT W = Wall Plan for Plot Plan No. 18877 Amended No. 4, dated July 12, 2010.

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.

10.BS GRADE. 2 USE* NPDES Supplement "A"

RECOMMND

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* NPDES Supplement "A" (cont.) RECOMMND

system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

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. 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. 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. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No
Certificate of Occupancy (human occupant and/or materials)

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2125 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustibile material is placed on the job site. Fire flow is based on type IIIB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

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10.FIRE. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (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.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

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

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 9 USE-#88A-AUTO/MAN GATES RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 9 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 18877 is a proposal to construct a speculative warehouse building on 11.4-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18876, and PP 18879.

The site is Parcels 38 and 39 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying parcel map constructed a storm drain (Line A) within De Forest Circle right of way that outlets to the District's San Sevaine Channel. The underlying map also constructed a storm drain (Line C) beginning at the cul-de-sac of Nobel Court that outlets to a concrete channel that parallels the north side of the 60 FWY and connects to the District's Day Creek Channel. The hydrology for the underlying parcel map and existing grading shows Parcel 38 (6.2-acres) to drain to Line A and Parcel 39 (6.9 acres) to drain to Line C.

The District has reviewed this proposal and the preliminary Water Quality Management Plan (WQMP) received on June 7, 2007 and is acceptable to the District.

The tentative exhibit shows bio swales on east and south side of the site and storm filters to mitigate for water quality.

10.FLOOD RI. 5 XXU 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 requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

XXU SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

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. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

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.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

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10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 52,500 square feet of office area and 92,094 square feet of storage area with a total building area of 144,594 square feet that requires 302 parking spaces. The project is providing a total of 444 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY_ RECOMMND

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

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING (cont.)

RECOMMND

approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur within 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 25 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

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10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 26 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. 28 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial 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.

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 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 shall not be included in the Project Area.

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10.PLANNING. 47 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 48 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 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 49 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 50 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 June 14, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 50

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

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10.PLANNING. 50 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. 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.

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

Any questions, please contact Sung Key Ma, Planner from the Riverside County Waste Management Department Phone (951) 486-3283.

10.PLANNING. 51 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 52 USE - GEO01826 RECOMMND

County Geologic Report (GEO) No. 1826, submitted for this project (PP18877, PM35535), was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Northwest Corner of De Forest Circle and Nobel Court, Mira Loma, California", dated March 30, 2007. In addition, Norcal Engineering prepared the following responses:

1."Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Three Nearby Sites, Mira Loma, California, 1. Northwest Corner of De Forest Circle and

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10.PLANNING. 52 USE - GEO01826 (cont.)

RECOMMND

Nobel Court, Riverside County Case #PP18877", prepared by Andrew Stone, Engineering Geology and dated July 6, 2007.

2."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

3."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

These additional reports are now included as part of GEO No. 1826.

GEO No 1826 concluded:

1.Research that indicates groundwater at the site is greater than 100 feet below the existing ground surface and the potential for groundwater rise is considered very low. This, combined with the relative high density of the subsurface soils below the loose surficial soils which will be reworked, indicates a low potential for this site to be affected by seismically induced liquefaction.

2.Based on aerial photography review, literature research and site mapping, no active faults are known or were found to traverse or trend toward the site, thus the potential for damage due to surface fault rupture is considered to be very low.

3.The potential for this site to be affected by secondary seismic hazards such as seismically induced settlement, flooding, seiche/tsunami and seismically induced landsliding or slope failure is also considered to be low. There is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed development.

GEO No 1826 recommended:

1.All vegetation, trash piles, pavements and other debris should be removed from the proposed grading areas. All strippings and debris should be removed from the site in

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10.PLANNING. 52

USE - GEO01826 (cont.) (cont.)

RECOMMND

order to preclude their incorporation in the proposed fills.

2.The existing site soils beneath the proposed building area should be removed to a minimum depth of 24 inches below the bottom of the proposed footings. These removals should extend at least five feet laterally beyond the footing lines. Subsequent to acceptance of the over-excavation bottoms, the exposed surface should be scarified to a depth of 12 inches, brought to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill.

3.The excavated soils may be used as compacted fill provided they are cleaned of debris, vegetation and any other deleterious materials. The fill soils should be moisture conditioned to near optimum moisture content, spread in thin lifts and uniformly compacted to at least 90% of the maximum dry density as determined by ASTM D-1557. Compaction and moisture content should be verified by field density testing.

4.Although this site appears to have a low potential to be affected by surface fault rupture, the site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed improvements. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 17 km from a UBC Type A seismic source and overlying a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.40 g with a 10% probability of exceedence in 50 years from an earthquake on the Cucamonga fault zone located approximately 10 miles away..

GEO No. 1826 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1826 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

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - GEO01826 (cont.) (cont.) (cont.) RECOMMND
building permits.

10.PLANNING. 53 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 54 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the

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10.PLANNING. 54 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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10.PLANNING. 55 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

10.PLANNING. 56 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2007.

10.PLANNING. 57 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 58 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 59 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 60 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

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10. GENERAL CONDITIONS

10.PLANNING. 61 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Forest Circle and Noble Court since adequate right-of-way exists, per PM 173/36-41.

10.TRANS. 6 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 Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 USE - TS/CONDITIONS 2 RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 2 (cont.)

RECOMMND

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on assumptions:

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 9 USE - COUNTY WEB SITE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan 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-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 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. 5 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. 7 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.

60.BS GRADE. 10 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10

USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 4 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 5 USE - LOT LINE ADJUSTMENT REQ RECOMMND

The permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 156-360-027 and 156-360-028, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Industrial Park (I-P) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18877, 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. 13 USE - GRADING PLAN REVIEW 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. 14 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.19, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.13 and 90.TRANS.21.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* RECOMMEND CONDITION NOTAPPLY

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE* RECOMMEND CONDITION (cont.) NOTAPPLY
Safety Department.

80.BS GRADE. 2 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 WILL SERVE RECOMMND
A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND
A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND
Clearance from the Environmental Resources Management Division LEA

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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. 3 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 - 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. 4 USE - CONFORM TO FLOOR PLANS_ RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 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. A minimum of six spaces shall be provided.

80.PLANNING. 7 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 17 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. All parking and outdoor lighting shall be in substantial conformance with that shown on APPROVED EXHIBIT P.

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 28 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 18877, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 29 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 June 14, 2007, summarized as follows:

1. Prior to issuance of a building permit for EACH building, the applicant shall submit three (3) copies of a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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. 30 USE - TITLE 24 BLD EFF STNDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 31 USE - LOT LINE ADJUST REQD (2) RECOMMND

The permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 156-360-027 and 156-360-028, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Industrial Park (I-P) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.05 is satisfied.

80.PLANNING. 32 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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80.PLANNING. 32

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 33

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 34

USE - OPEN SPACE/PARK LAND

RECOMMND

Prior to the issuance of a building permit, the applicant/permittee or any successor-in-interest shall submit written proof to the Riverside County Planning Department that the Jurupa Area Recreation and Park District, or equivalent agency as provided by law has approved and signed an agreement relating to Community Facilities District "CFD" fees and maintenance on the dedication of approximately 1.18 acres of land to be added to the existing green belted linear park located along the western border of PP18877. See letter from Jurupa Area Recreation and Park District, dated October 4, 2010 for reference.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 10 USE - R & B B D

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 12.75 acres.

80.TRANS. 11 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.14.

80.TRANS. 12 USE - TS/GEOMETRICS 1

RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - TS/GEOMETRICS 1 (cont.) RECOMMND

Northbound: One left turn lane, one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One shared left turn/through/right turn lane

Westbound: One shared left turn/through/right turn lane

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 13 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Traffic signals per 90.TRANS.14 condition.
- (3) Street sweeping.

80.TRANS. 14 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within De Forest Circle and Nobel Court and submitted to the Transportation

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 14 USE - LANDSCAPING (cont.)

RECOMMND

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.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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 diameter 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of four hundred forty-four (444) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of sixteen (16) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

Eight (8) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The 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. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 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 June 14, 2007, 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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. 27 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. 28 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 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 Plot Plan No. 18877 is calculated to be 10.23 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 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 Plot Plan No. 18877 has been calculated to be 10.23 net acres.

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

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - LC LNDSKP INSPECT DEPOST (cont.) RECOMMND

landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSKP/ IRR RECOMMND

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

TRANS DEPARTMENT

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. 14 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no fee credit given for Traffic Signal Mitigation fees.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - TS/INSTALLATION (cont.) RECOMMND

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 19 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on De Forest Circle and Nobel Court shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207A and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle and Nobel Court. See plan and profile file number 869-FF.

2. Driveway(s) shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 20 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 21 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Traffic signals per 90.TRANS.14 condition.
- (3) Street sweeping.

90.TRANS. 22 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 De Forest Circle and Nobel Court.

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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 Plot Plan No. 18879. 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 Plot Plan No. 18879 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

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10. GENERAL CONDITIONS

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

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-3) for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-17) for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

APPROVED EXHIBIT P = Photometric Plan for Plot Plan No. 18879 Amended No. 4, dated July 12, 2010.

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.

10.BS GRADE. 2 USE* NPDES SUPPLEMENT "A" RECOMMND

In order to insure compliance with Supplement A - New Development Guidelines for the Santa Ana, Santa Margarita and Whitewater Drainage Management Plan, all specific land use cases (Plot Plans, Conditional Use Permits, & Public

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE* NPDES SUPPLEMENT "A" (cont.) RECOMMND

Use Permits) and subdivisions (Tracts and Parcel maps) shall provide, as a part of their grading and drainage plan, the control of impervious runoff. This shall include impervious areas graded to drain to a BMP filtration system. Direct drainage from impervious areas to the street or a storm drain facility shall be avoided.

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. 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. 14 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.

FIRE DEPARTMENT

10.FIRE. 2 USE-#01A - SHELL RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials)

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#01A - SHELL (cont.) RECOMMND

will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

10.FIRE. 3 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 5 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 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 IIIN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

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.

10.FIRE. 7 USE-#84-TANK PERMITS RECOMMND

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

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual 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

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10. GENERAL CONDITIONS

10.FIRE. 10 USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

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)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 18879 is a proposal to construct a speculative warehouse building on 8-acre parcel in the Mira Loma area. The project site is located on the east side of Etiwanda Avenue, just north of the 60 FWY. This project is being concurrently processed with PP 18875, PP 18876 and PP 18877.

The site is Parcel 41 and a small portion of Parcel 40 of underlying Parcel Map 26365 for the Mira Loma Commerce Center. The site has been mass graded and the street improvements have been completed under the parcel map. The underlying map also constructed a storm drain (Line C) beginning at the cul-de-sac of Nobel Court that outlets to a concrete channel that parallels the north side of the 60 FWY and connects to the District's Day Creek Channel. The hydrology for the underlying parcel map shows this site to drain to Line C. The tentative map shows that the site is graded to drain to southeast corner of the property into a concrete channel that parallels the north side of the 60 FWY and connects to the District's Day Creek Channel. The District finds this to be an acceptable alternative.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. The District has received preliminary WQMP dated December 2006.

The applicant has proposed mechanical filters to mitigate impacts to water quality. Additionally a turf management plan shall be provided. Due to potential pathogen pollutants from the trash enclosures the following features shall be incorporated into the design of the enclosures:

1. The dumpster shall be covered.

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10. GENERAL CONDITIONS

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

2. Dumpster pads will be constructed with a raised surface (at least 2" - 3") to prevent run-on from the surrounding paved area.

3. No storm drain grates or inlets shall be constructed within the dumpster pad.

4. Water Spigot or supply will not be installed unless a sanitary waste line is also installed. The sewer utility must approve all waste connections in the dumpster pad area.

10.FLOOD RI. 2 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 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.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 10,000 square feet of office and mezzanine area, and 145,480 square feet of storage/warehouse area with a total building area of 155,480 square feet that requires 113 parking spaces. The project is providing a total of 131 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20

USE - MAINTAIN LICENSING

RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21

USE - EXTERIOR NOISE LEVELS

RECOMMND

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur within 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.

6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant / plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.

7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 25 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,

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 26 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. 28 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial 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.

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 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 shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 34 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 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 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 June 20, 2007, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. 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 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/facade,

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10. GENERAL CONDITIONS

10. PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

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

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10. GENERAL CONDITIONS

10.PLANNING. 36 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. 37 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10.PLANNING. 50 USE - GEO 1825 RECOMMND

County Geologic Report (GEO) No. 1825, submitted for this project (PP18879), was prepared by Norcal Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Southwest Corner of De Forest Circle and Nobel Court, Mira Loma, California", dated March 30, 2007. In addition, Norcal Engineering prepared the following responses:

1."Geotechnical Evaluation of Potential Faulting, Proposed Industrial Development, Three Nearby Sites, Mira Loma, California, 2. Southwest Corner of De Forest Circle and Nobel Court, Riverside County Case #PP18879" prepared by Andrew Stone, Engineering Geology and dated July 6, 2007.

2."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Southwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE - GEO 1825 (cont.)

RECOMMND

3."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Southwest Corner of De Forest Circle and Nobel Court, Mira Loma, in the County of Riverside, California" dated August 15, 2007.

These additional reports are now included as part of GEO No. 1825.

GEO No 1825 concluded:

1.Research that indicates groundwater at the site is greater than 100 feet below the existing ground surface and the potential for groundwater rise is considered very low. This, combined with the relative high density of the subsurface soils below the loose surficial soils which will be reworked, indicates a low potential for this site to be affected by seismically induced liquefaction.

2.Based on aerial photography review, literature research and site mapping, no active faults are known or were found to traverse or trend toward the site, thus the potential for damage due to surface fault rupture is considered to be very low.

3.The potential for this site to be affected by secondary seismic hazards such as seismically induced settlement, flooding, seiche/tsunami and seismically induced landsliding or slope failure is also considered to be low. There is a high potential for this site to be affected by strong seismic shaking during the lifetime of the proposed development.

GEO No 1825 recommended:

1.All vegetation, trash piles, pavements and other debris should be removed from the proposed grading areas. All strippings and debris should be removed from the site in order to preclude their incorporation in the proposed fills.

2.The existing site soils beneath the proposed building area should be removed to a minimum depth of 24 inches below the bottom of the proposed footings. These removals should extend at least five feet laterally beyond the

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10. GENERAL CONDITIONS

10.PLANNING. 50

USE - GEO 1825 (cont.) (cont.)

RECOMMND

footing lines. Subsequent to acceptance of the over-excavation bottoms, the exposed surface should be scarified to a depth of 12 inches, brought to near optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM D-1557 prior to placing any fill.

3.The excavated soils may be used as compacted fill provided they are cleaned of debris, vegetation and any other deleterious materials. The fill soils should be moisture conditioned to near optimum moisture content, spread in thin lifts and uniformly compacted to at least 90% of the maximum dry density as determined by ASTM D-1557. Compaction and moisture content should be verified by field density testing.

4.Although this site appears to have a low potential to be affected by surface fault rupture, the site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed improvements. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, located 17 km from a UBC Type A seismic source and overlying a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.40 g with a 10% probability of exceedence in 50 years from an earthquake on the Cucamonga fault zone located approximately 10 miles away..

GEO No. 1825 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1825 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. 51

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 51

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

10.PLANNING. 52

USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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10. GENERAL CONDITIONS

10.PLANNING. 52 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 53 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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10. GENERAL CONDITIONS

10.PLANNING. 53 USE - LC LANDSCAPE REQUIREMENT. (cont.) RECOMMND

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 54 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2007.

10.PLANNING. 55 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 56 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 57 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce truck idling time to a maximum of five (5) minutes within the warehouse/distribution center.

10.PLANNING. 58 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

10.PLANNING. 59 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way required on De Forest Circle and Nobel Court since adequate right-of-way exists.

10.TRANS. 6 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 Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 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. 9 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of 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 request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan 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-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 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. 5 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. 7 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.

60.BS GRADE. 10 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 3 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Day Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 18879 is located within the limits of the Day Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.99 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 4 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 5 USE SUBMIT FINAL WQMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 18879, 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. 18 USE - PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Industrial Park (IP) zone.

60.PLANNING. 19 USE - GRADING PLAN REVIEW

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 USE - GRADING PLAN REVIEW (cont.) RECOMMND

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. 20 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-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.16, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.5 and 90.TRANS.18.

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

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 WILL SERVE RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD RECOMMND

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

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80. PRIOR TO BLDG PRMT ISSUANCE

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. 1 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Day Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 18879 is located within the limits of the Day Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.99 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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. 3 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 - 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. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The Fencing Plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

All wall and fence locations shall substantially conform to APPROVED EXHIBIT A.

No chain-link fencing is permitted.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 12 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. A minimum of six spaces shall be provided.

80.PLANNING. 13 USE - EDA/RDA CLEARANCE RECOMMND

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.

80.PLANNING. 17 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. All parking and outdoor lighting shall be in substantial conformance with that shown on APPROVED EXHIBIT P.

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 18879, the Planning Department shall determine the status

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - FEE STATUS (cont.) RECOMMND

of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 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 June 20, 2007, 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 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. 25 USE - TITLE 24 BLD EFF STNDARD RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 26 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 156-360-020 and 156-360-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Industrial Park (IP) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.18 is satisfied.

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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

80.PLANNING. 28 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R & B B D (cont.) RECOMMND

The project gross acreage is 7.99 acres.

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along De Forest Circle and Nobel Court.
- (2) Street sweeping.

80.TRANS. 6 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within De Forest Circle and Nobel Court 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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.)

RECOMMND

project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of one hundred thirty-one (131) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of six (6) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches 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.

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

A minimum of twenty-five (25) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 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. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 23 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 June 20, 2007, 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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. 27 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. 28 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 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 Plot Plan No. 18879 is calculated to be 7.99 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 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

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Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 18879 has been calculated to be 7.99 net acres.

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

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by

PLOT PLAN:TRANSMITTED Case #: PP18879

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRANS DEPARTMENT

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. 16 USE- EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on De Forest Circle and Nobel Court shall be constructed within the dedicated right-of-way in accordance with County Draft Standards No. 207 and 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE- EXISTING CURB & GUTTER (cont.) RECOMMND

www.tlma.co.riverside,ca.us/trans/land_dev_plan_check_guide
lines.html. If you have questions, please call the Plan
Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed
along the frontage of De Forest Circle and Nobel
Court. See plan and profile file No. 869-FF.

2. Driveway shall be constructed in accordance with
County Standard No. 207A.

90.TRANS. 17 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project
shall be coordinated with P/P 869-FF.

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

(1) Landscaping along De Forest Circle and Nobel Court.

(2) Street sweeping.

90.TRANS. 19 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 De Forest
Circle and Nobel Court.

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

10/06/10
15:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP18879

Parcel: 156-360-041

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19

USE - LANDSCAPING COMM/IND (cont.)

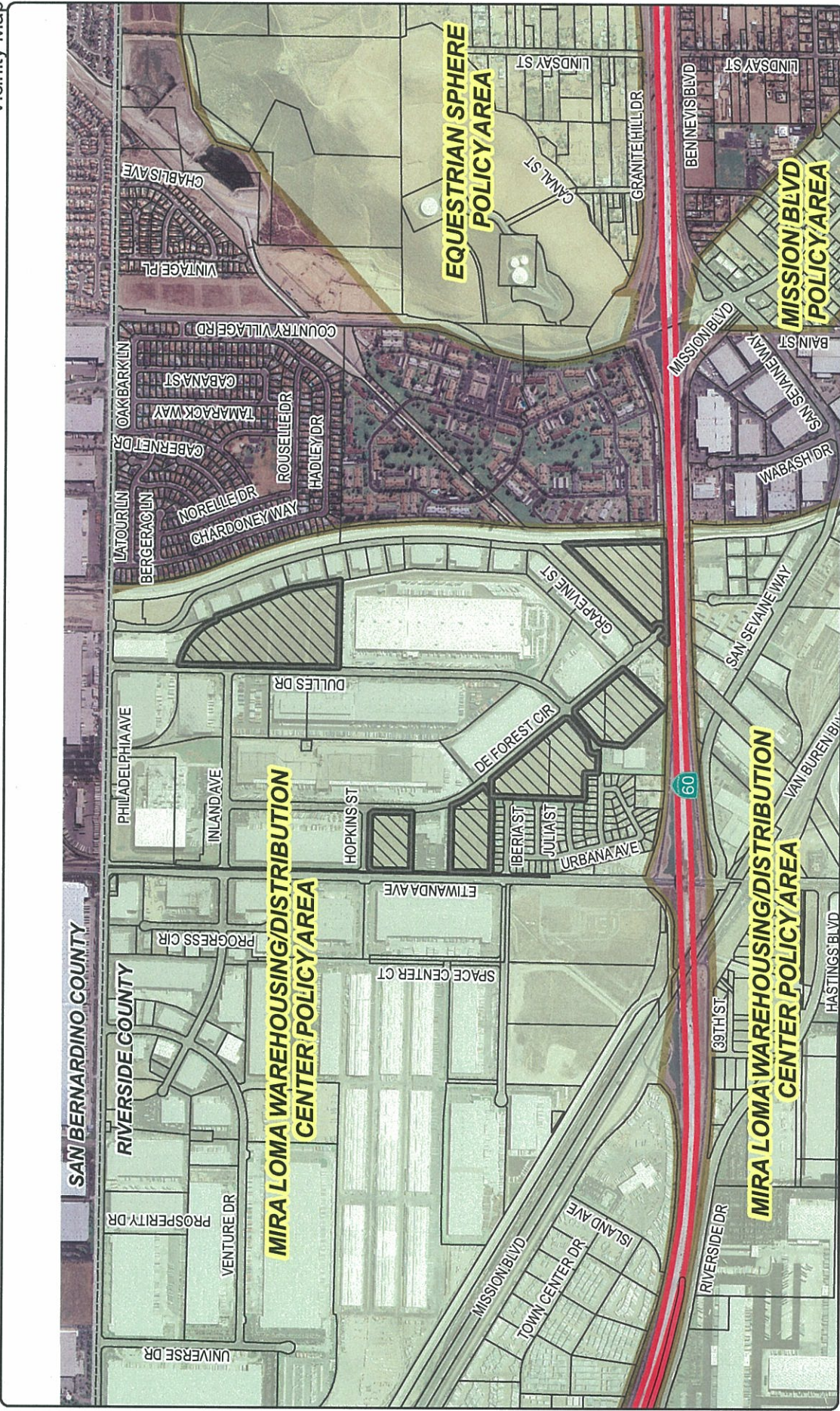
RECOMMND

annexation into Landscaping and Lighting Maintenance
District No. 89-1-Consolidated by contacting the
Transportation Department at (951) 955-6767.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP16979 PP17788 PP18875 PP18876 PP18877 PP18879 PP18879 EIR 00450
VICINITY/POLICY AREAS

Date Drawn: 5/11/2010
 Vicinity Map

Supervisor Tavaglione
 District 2



Assessors Bk. Pg. 156-36
 Thomas Bros. Pg. 643 H5, H6, J5, J6
 Edition 2009



Zoning District: Prado-Mira Loma
 Township/Range: T2SR6W
 Section: 4

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 GIS



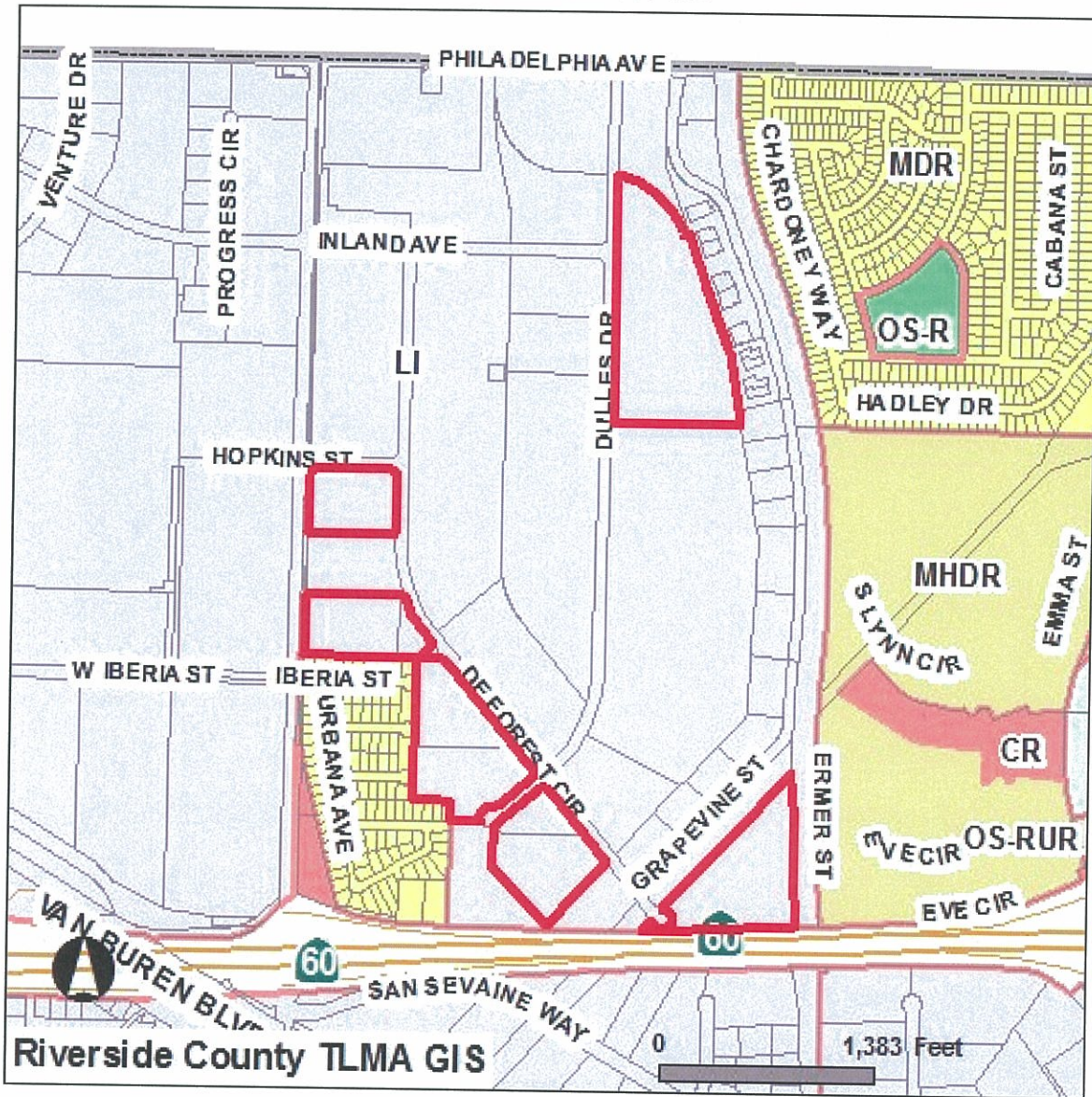
IMPORTANT

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Version 100412

RIVERSIDE COUNTY GIS



LAND USE

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| CASE | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | LI - LIGHT INDUSTRIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-R - OPEN SPACE RECREATION | | |

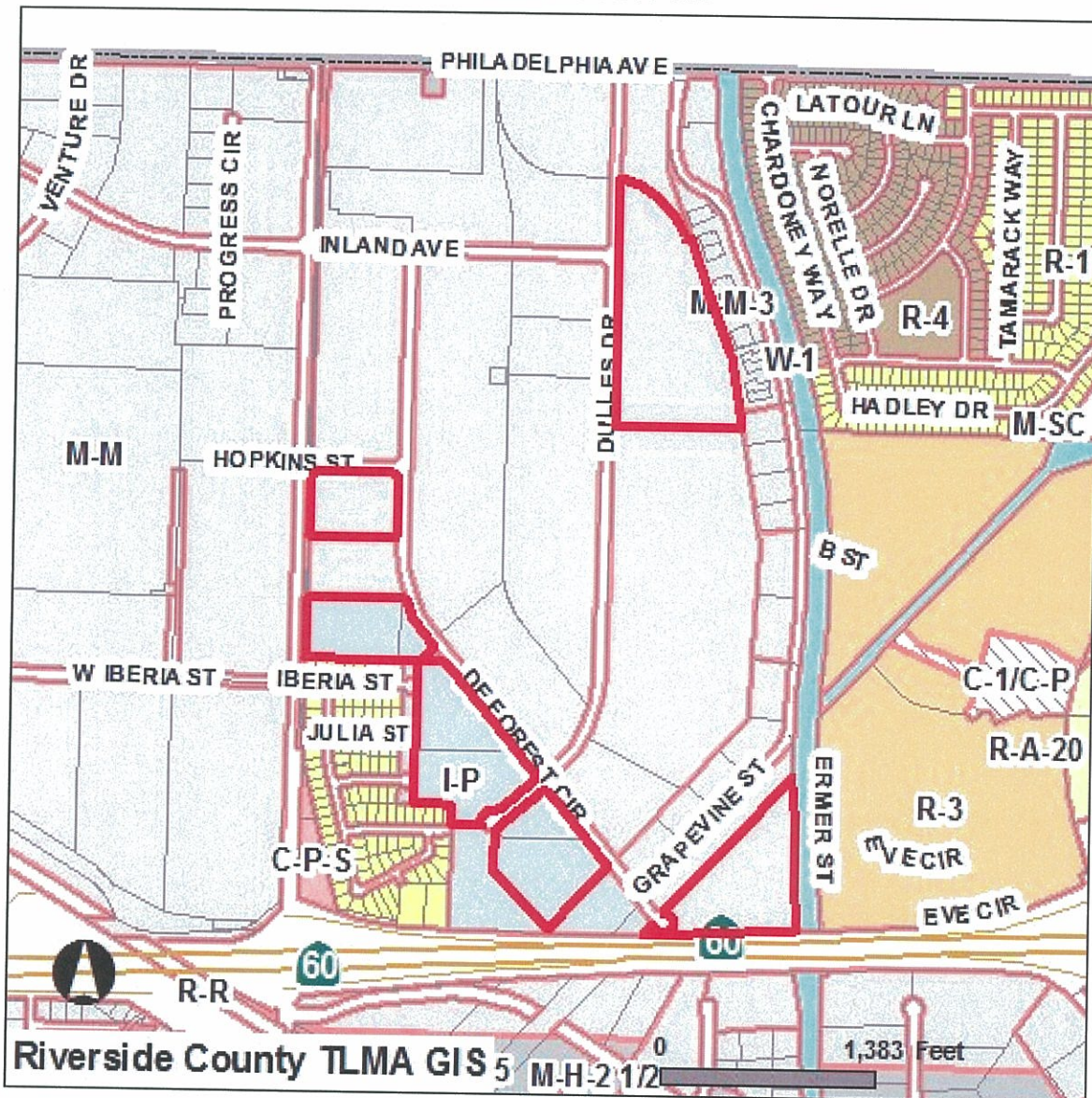
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Version 100412

RIVERSIDE COUNTY GIS



ZONING

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| CASE | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | C-P-S | I-P |
| M-H-2 1/2, M-H-5 | M-M, M-M-3 | R-1 | R-3 |
| R-4 | R-R | W-1 | |

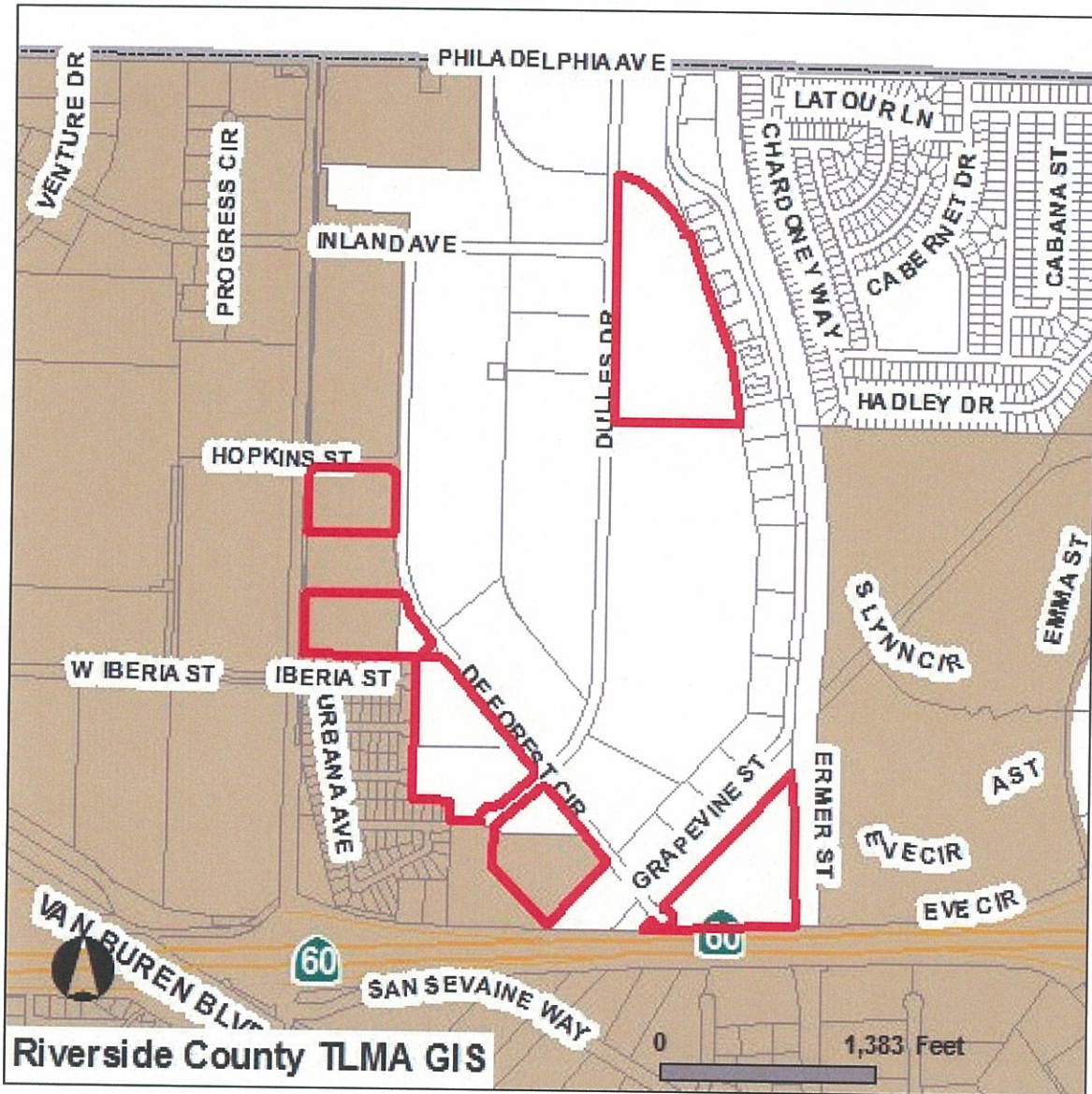
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Version 100412

RIVERSIDE COUNTY GIS



REDEVELOPMENT AREAS

- CASE
- PARCELS
- N INTERSTATES
- N MIRA LOMA
- N HIGHWAYS
- CITY

IMPORTANT

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Version 100412



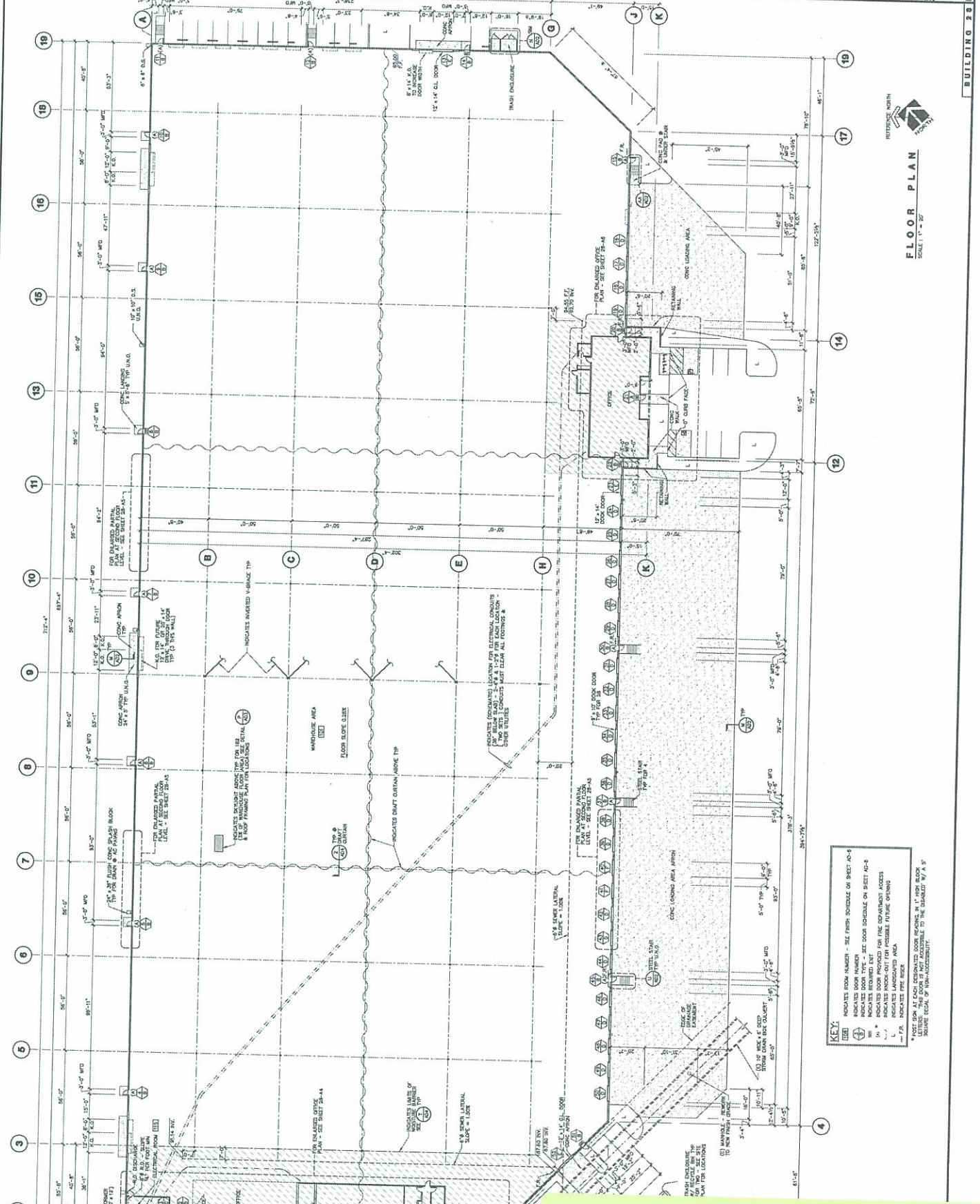
Source: AirPhotoUSA, January 2006



Not to Scale

Figure 1.0-3
Overall Project

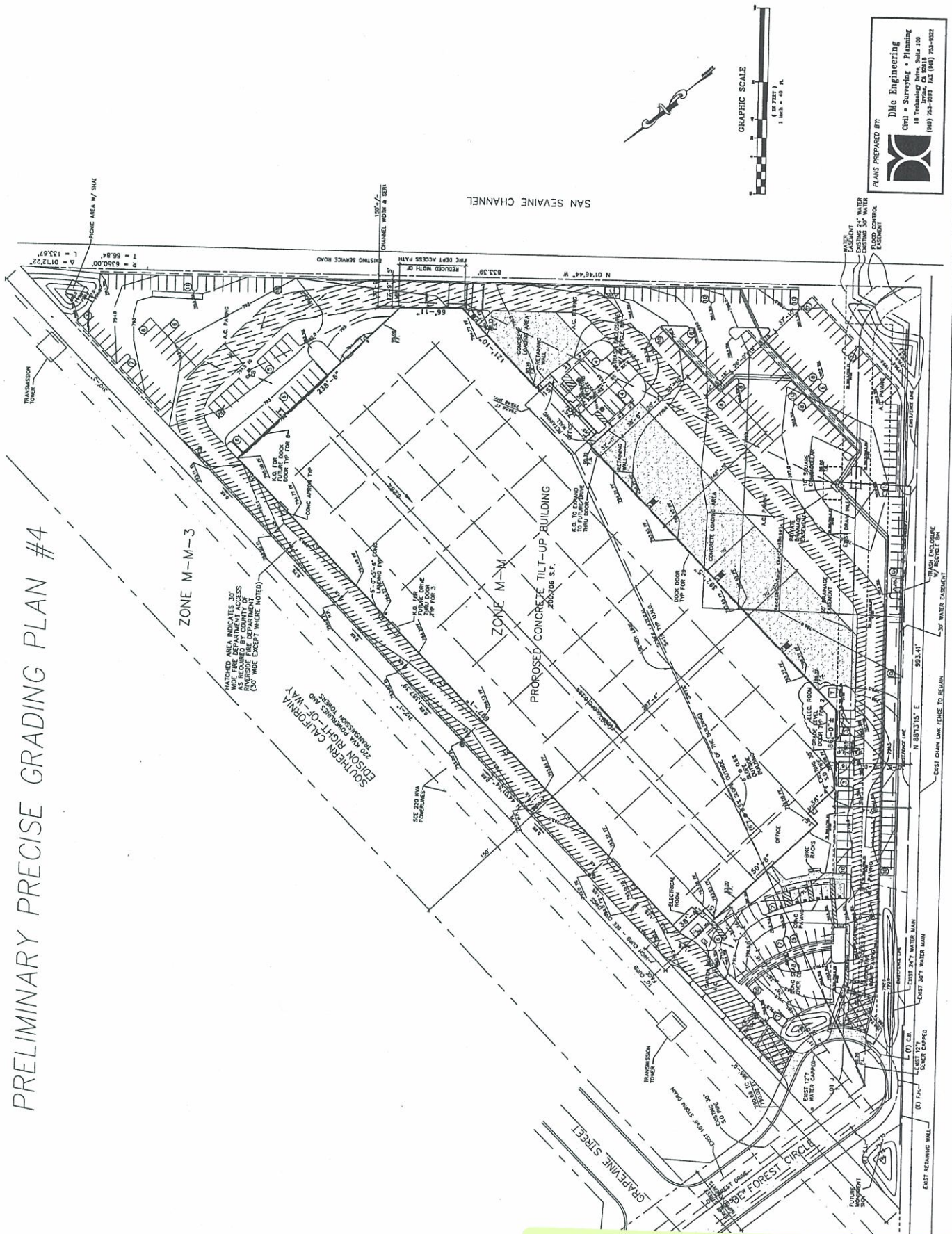
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	7/12/10
2	REVISED PER COMMENTS	7/12/10



KEY:
 (1) INDICATES ROOM NUMBER - SEE FIRST SCHEDULE ON SHEET A0-6
 (2) INDICATES WINDOW LOCATION - SEE WINDOW SCHEDULE ON SHEET A0-6
 (3) INDICATES DOOR TYPE - SEE DOOR SCHEDULE ON SHEET A0-6
 (4) INDICATES ROOM EXIT - SEE DOOR SCHEDULE ON SHEET A0-6
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CASE #: PP16979, AMD. #2
EXHIBIT: C
DATED: 7/12/10
PLANNER: C. HINOJOSA

PRELIMINARY PRECISE GRADING PLAN #4

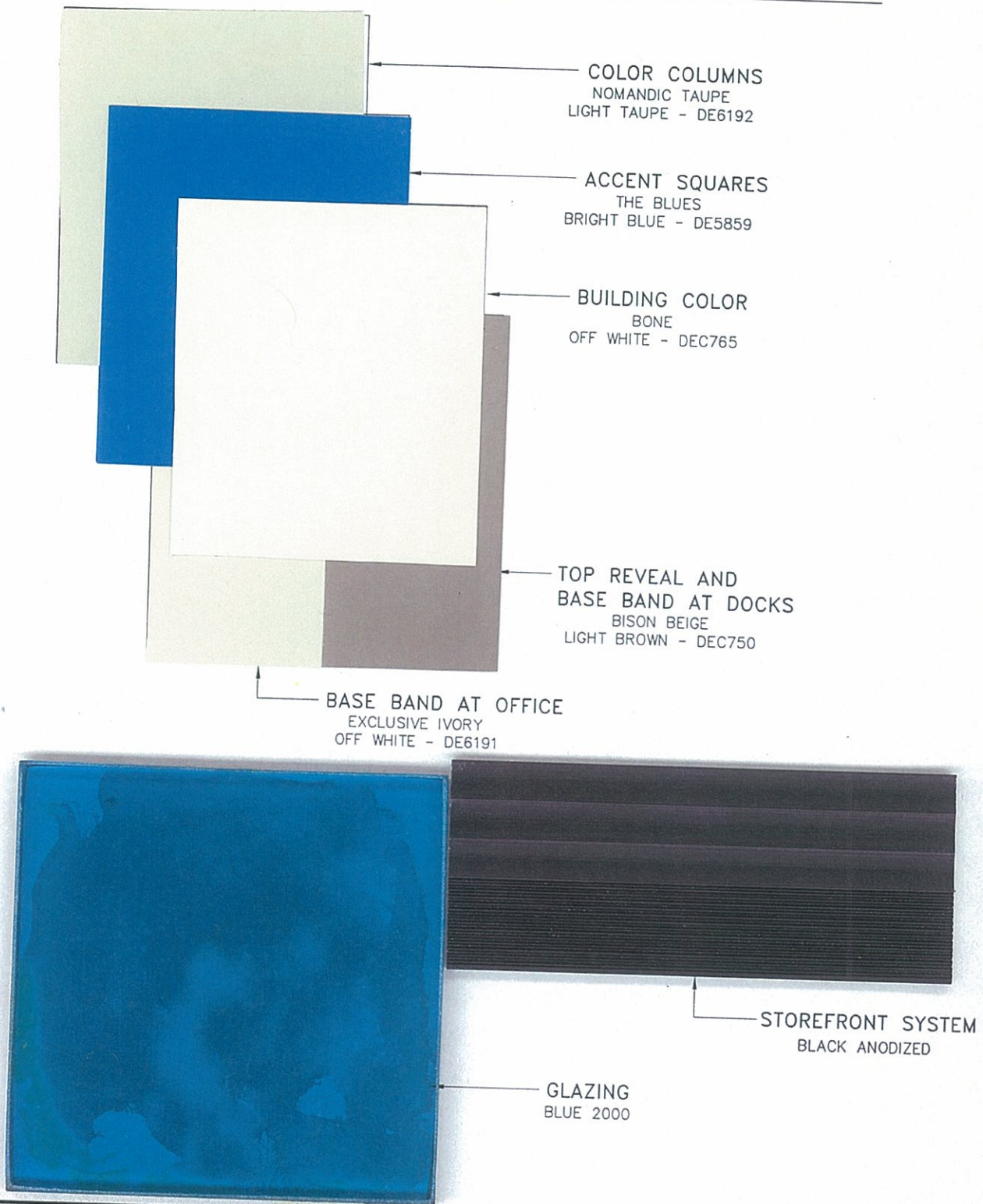


CASE #: PP16979, AMD. #2
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

03-04-05
11-20-04
08-19-04
07-29-04

PLANS PREPARED BY:
DMC Engineering
Civil • Surveying • Planning
18 Trethewey Drive, Suite 100
Gardenside, CA 95726
(916) 753-3322 FAX (916) 753-8322

DE FOREST CIRCLE PROJECT



**WILLIAM SIMPSON
& ASSOCIATES, INC.**
ENGINEERS & ARCHITECTS

2222 NEWPORT BOULEVARD (949) 675-6110
NEWPORT BEACH, CA 92663 FAX(949) 675-0248

4100 Newport F
(949) 2

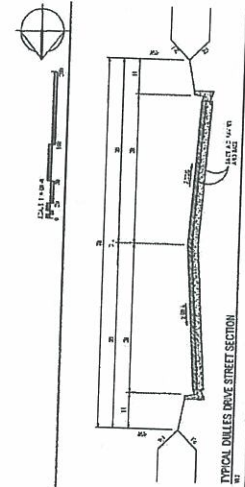
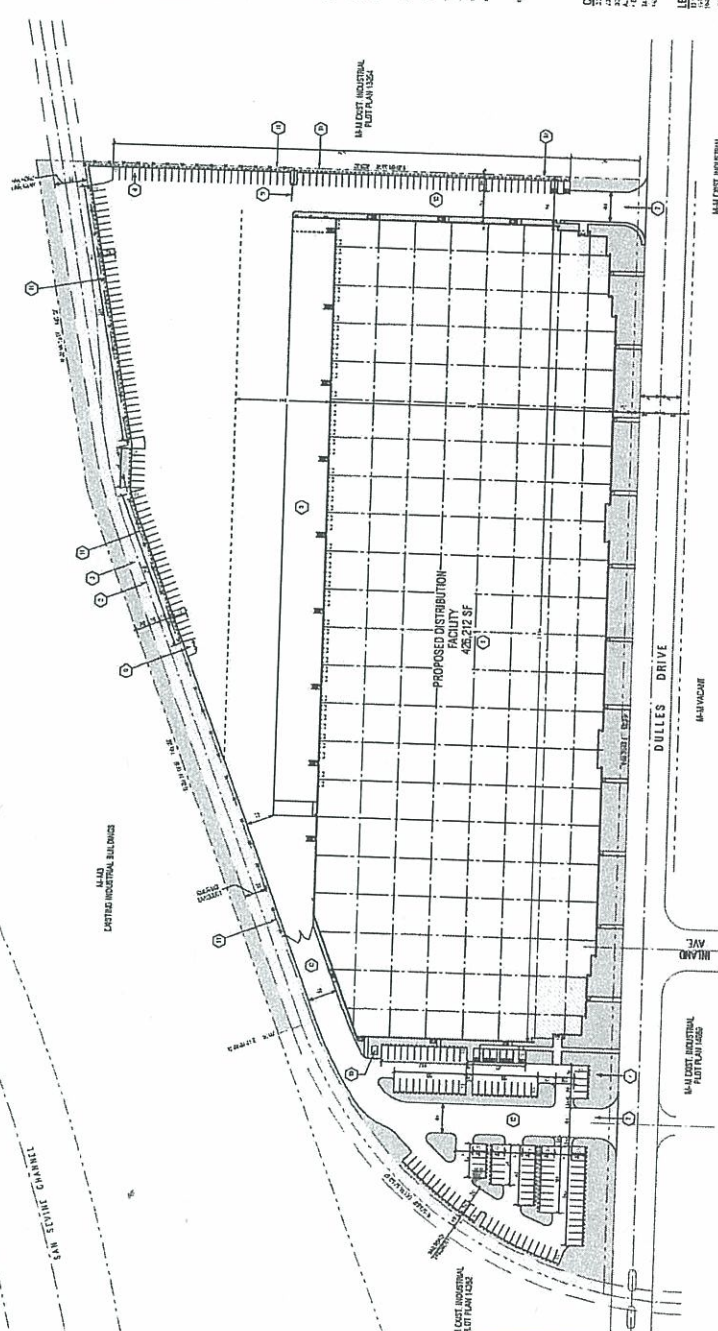
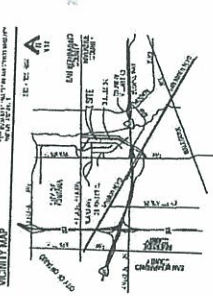
Investment Building Group

CASE #: PP16979, AMD. #2
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA



NOTES:

1. SEE SHEET PP17788-01 FOR THE SITE PLAN.
2. SEE SHEET PP17788-02 FOR THE TRAFFIC IMPACT STUDY.
3. SEE SHEET PP17788-03 FOR THE ENVIRONMENTAL IMPACT STATEMENT.
4. SEE SHEET PP17788-04 FOR THE LANDSCAPE ARCHITECTURE PLAN.
5. SEE SHEET PP17788-05 FOR THE UTILITIES PLAN.
6. SEE SHEET PP17788-06 FOR THE GEOTECHNICAL REPORT.
7. SEE SHEET PP17788-07 FOR THE ARCHITECTURAL ELEVATIONS.
8. SEE SHEET PP17788-08 FOR THE ARCHITECTURAL SECTION.
9. SEE SHEET PP17788-09 FOR THE ARCHITECTURAL DETAILS.
10. SEE SHEET PP17788-10 FOR THE ARCHITECTURAL FINISHES.



PROPOSAL NO.
PROPOSAL DATE
PROPOSAL DESCRIPTION
PROPOSAL VALUE

LAND OWNER
 HALL'S OFFICE OF ARCHITECTURAL DESIGN
 13511 WILSON DRIVE, SUITE 100
 FALLS CHURCH, VA 22044
 CONTACT: JEFFREY HALL
 703-294-6800

APPLICANT
 HALL'S OFFICE OF ARCHITECTURAL DESIGN
 13511 WILSON DRIVE, SUITE 100
 FALLS CHURCH, VA 22044
 CONTACT: JEFFREY HALL
 703-294-6800

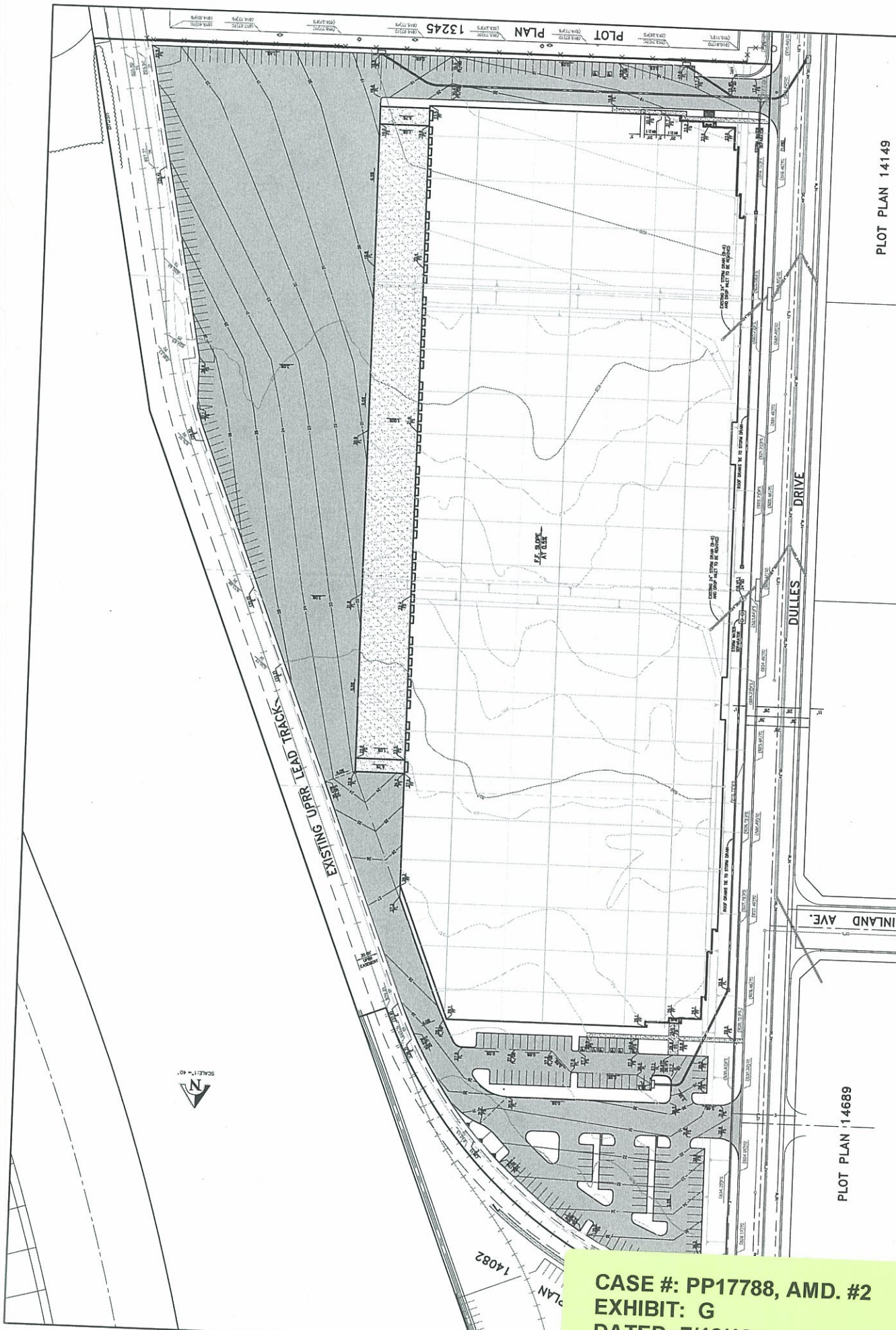
PROJECT DATA

PROJECT NAME	DUJILES DRIVE WAREHOUSE & OFFICE FACILITY
PROJECT NO.	PP17788-01
PROJECT DATE	7/12/10
PROJECT VALUE	\$1,000,000
PROJECT TYPE	WAREHOUSE & OFFICE
PROJECT AREA	426,212 SF
PROJECT LOCATION	DUJILES DRIVE, FALLS CHURCH, VA
PROJECT OWNER	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT ARCHITECT	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT ENGINEER	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT LANDSCAPE ARCHITECT	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT UTILITIES ENGINEER	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT GEOTECHNICAL ENGINEER	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT FINISHES ENGINEER	HALL'S OFFICE OF ARCHITECTURAL DESIGN
PROJECT DETAILS ENGINEER	HALL'S OFFICE OF ARCHITECTURAL DESIGN

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA STATE DEPARTMENT OF TRANSPORTATION (VDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DRAWINGS.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE SITE SECURITY.
9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE COMMUNICATIONS TO ALL STAKEHOLDERS.

CASE #: PP17788, AMD. #2
EXHIBIT: A
DATED: 7/12/10
PLANNER: C. HINOJOSA



PLOT PLAN 14149

PLOT PLAN 14689

Underground Service Alert
 Call TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

KCI CONSULTANTS, INC.
 Civil Engineers - Surveyors - Planners
 13245
 SCALE: AS SHOWN
 DATE: DEC. 2004
 FOR: RISA

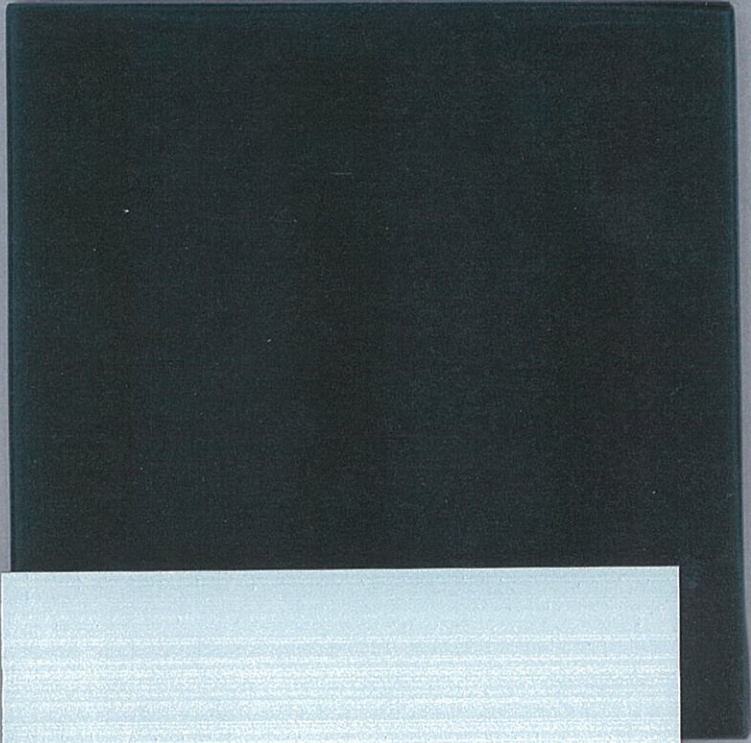
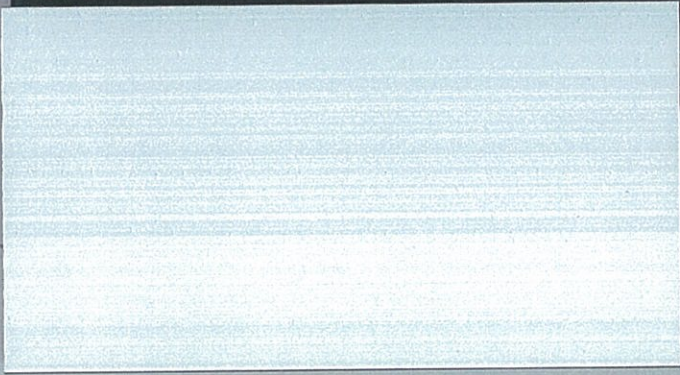
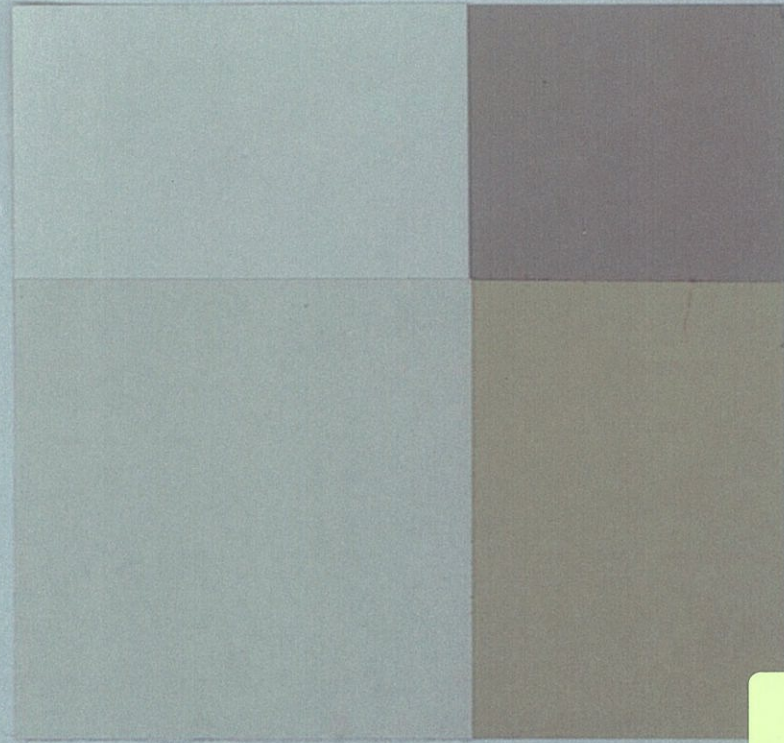
CONCEPTUAL GRADING PLAN
 PLOT PLAN

1
 OF 1 SHEETS

CASE #: PP17788, AMD. #2
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

P-1

P-2



3

P-4

M-1

GL-1

FINISH SCHEDULE

MATERIAL	DESCRIPTION
FIELD COLOR	COLOR: ICI # 2011 - SOFT OFF-WHITE
ACCENT COLOR	COLOR: ICI # 2012 - SWISS COFFEE
ACCENT COLOR	COLOR: ICI # 629 - DESERT VALLEY
ACCENT COLOR	COLOR: ICI # 607 - SAHARA
GLAZING	BLUE REFLECTIVE GLAZING
MULLIONS	CLEAR ANODIZED ALUMINUM MULLIONS BY U.S. ALUMINUM OR EQUAL

DULLES DRIVE WAREHOUSE & OFFICE FACILITY

RGAA
 Office of Architectural Design
 15231 Alton Parkway, Suite 200
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

CASE #: PP17788, AMD. #2
EXHIBIT: M (Sheets 1-5)
DATED: 7/12/10
PLANNER: C. HINOJOSA

site plan keynotes

1. THE AREA SHOWN ON THIS PLAN IS THE PROPERTY OF OC REAL ESTATE MANAGEMENT, LLC. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
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site plan general notes

1. THE SOLE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IS THE RESPONSIBILITY OF THE ARCHITECT.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
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site legend

□	LANDSCAPED AREA
□	LANDSCAPED AREA
□	LANDSCAPED AREA
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□	LANDSCAPED AREA
□	LANDSCAPED AREA
□	LANDSCAPED AREA
□	LANDSCAPED AREA
□	LANDSCAPED AREA
□	LANDSCAPED AREA

project information

Owner / Applicant
 OC REAL ESTATE MANAGEMENT, LLC
 10000 S. MIRA LOMA BLVD., SUITE 600
 LOS ANGELES, CA 90045
 TEL: 310-550-0000
 FAX: 310-550-0000

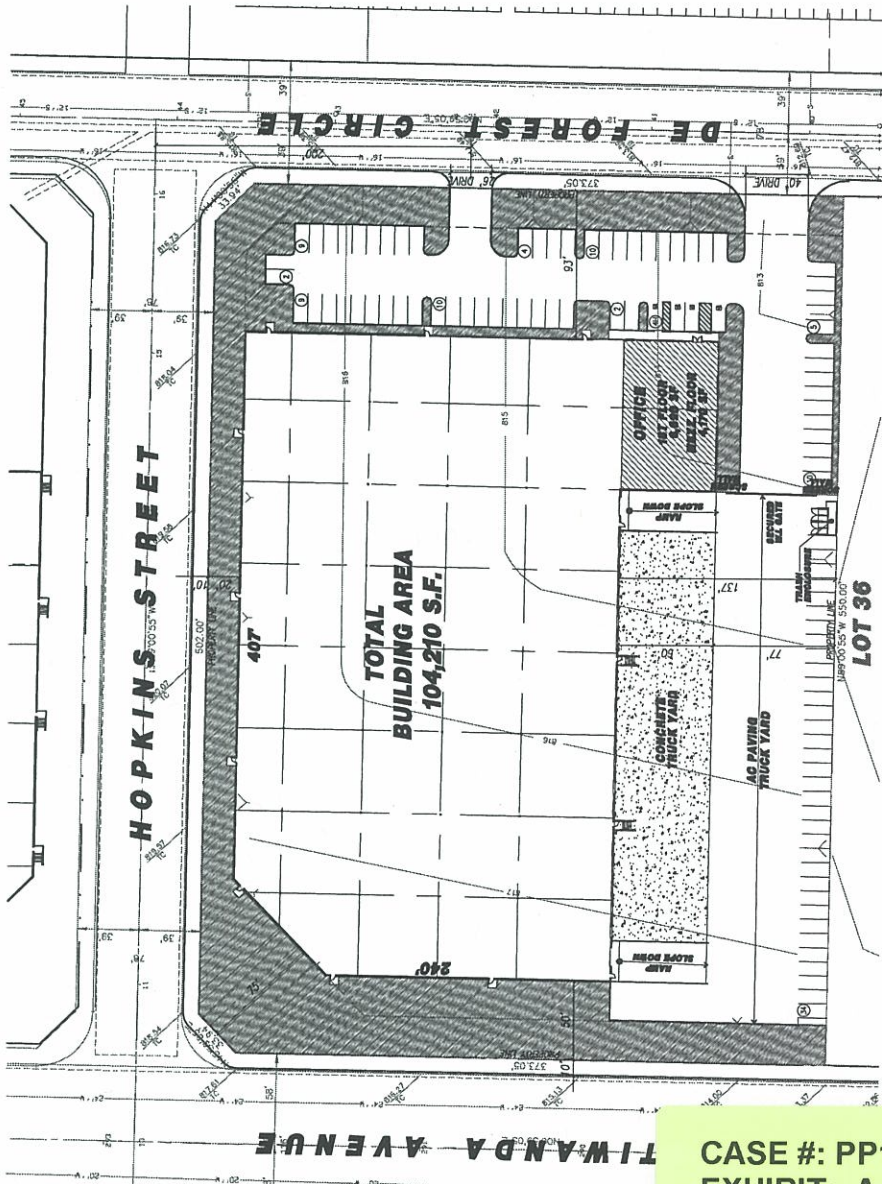
Applicant's Representative
 CONYACHT WILDMAN & COMPANY, JR.
 ALL PROJECTS REPRESENTED
 10000 S. MIRA LOMA BLVD., SUITE 600
 LOS ANGELES, CA 90045
 TEL: 310-550-0000
 FAX: 310-550-0000

Assessor's Parcel Number
 54-360-005

Project Zoning
 CITY OF MIRA LOMA

Building	0.48
Land Area	32,079
Acres	40.89
Square Feet	3,619,000
Building Area	104,210
Office - 1st Floor	104,210
Office - Mezzanine Floor	104,210
Total Footprint Area	208,420
Total Building Area	104,210
Coverage	0.48
Building Coverage	0.48
Landscape Area Required	32,079
Landscape Coverage	40.89
Landscape Area Provided	32,079
Landscape Coverage	40.89
Parking Required	43
Office - 10,860 SF at 1/250	47
Warehouse - 83,350 SF at 1/2,000	90
Total	137
Parking Provided	85
standard stalls	85
handicap stalls	5
Total	90

PLOT PLAN # 18875



conceptual site plan



CASE #: PP18875, AMD. #2
EXHIBIT: A
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 35
INDUSTRIAL FACILITY
OC REAL Estate Management, LLC.
 CITY OF MIRA LOMA

KEYNOTES - ELEVATIONS

- 1) CONCRETE TILT-UP PANEL (PAINTED).
- 2) PANEL JOINT.
- 3) PANEL REVAL.
- 4) OVERFLOW SCUPPER PAINTED TO MATCH.
- 5) OVERFLOW BRIM PAINTED TO MATCH.
- 6) CONCRETE TILT-UP SCREEN WALL 8' H.
- 7) METAL DOCK DOOR.
- 8) DOCK BUMPER.
- 9) CONCRETE STAIR LANDINGS AND CONC. CANTONAIL.
- 10) CONCRETE RAMP AND CONC. CANTONAIL.
- 11) ALUMINUM STRUCTURE FRAMES BY TRUSSCO GLAZING AT ALL DOORS SCUPPERS ADJUSTED TO LOOKS AND GLAZING BY BOTTOMS LESS THAN 18" ABOVE FF, ELEVATION.
- 12) VISION GLAZING.
- 13) SPANDREL GLAZING.
- 14) DRINK THRU DOORS.
- 15) HOLLOW METAL DOORS.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.E.P. = TOP OF FINISH FLOOR ELEVATION. FINISH TO BE APPROX. FINISH FLOOR ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STRUCTURE CONSTRUCTION CLASS. WITH INTERCOMPOSITE AND METALS SHALL BE ASSIGNED PRIOR TO THE CONSTRUCTION OF WALLS. INTERCOMPOSITE SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. COLOR MATCHING SHALL BE DONE BY THE CONTRACTOR AND APPROVED BY ARCHITECT AND OWNER. ALL COORDINATE PAINTS TO MATCH REMAINDER OF BUILDING.

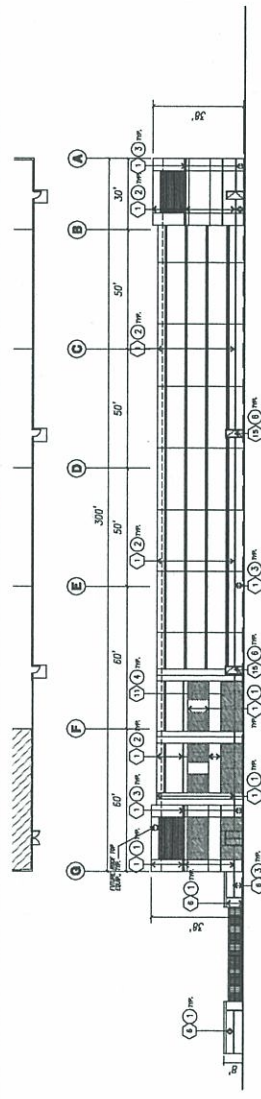
COLOR SCHEDULE - ELEVATIONS

- | | |
|--|----------------------------|
| 1) CONCRETE TILT-UP PANEL | PANT BAWO/BRZEZE 001 WHITE |
| 2) CONCRETE TILT-UP PANEL | PANT BAWO/BRZEZE 001 WHITE |
| 3) CONCRETE TILT-UP PANEL | PANT BAWO/BRZEZE 001 WHITE |
| 4) STRUCTURE GLAZING | REFLECTIVE BLUE OR BLUE |
| 5) METALS | BLACK ANODIZED |
| 6) VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS | PANT BAWO/BRZEZE 001 WHITE |

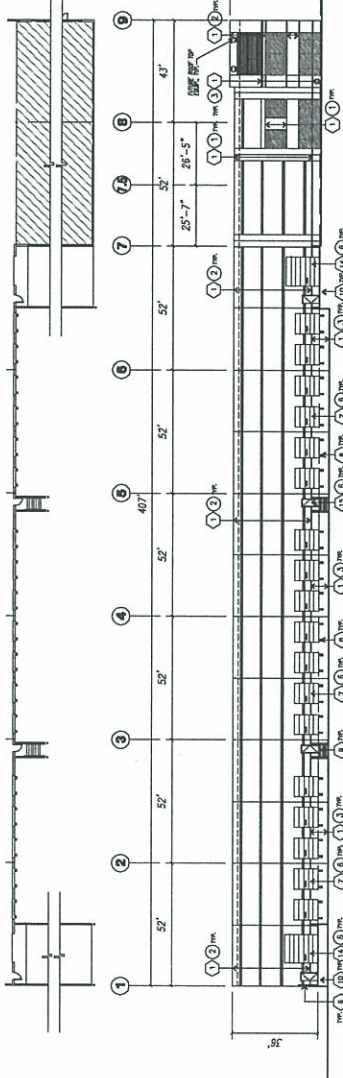
LOT 35
INDUSTRIAL FACILITY
OC Real Estate Management, LLC.
 CITY OF MESA, LOVA
 REVISED MARCH 1, 2025

4925 MICH. ST. SUITE A, NEWPORT BEACH, CA 92660
 PMP 0837970

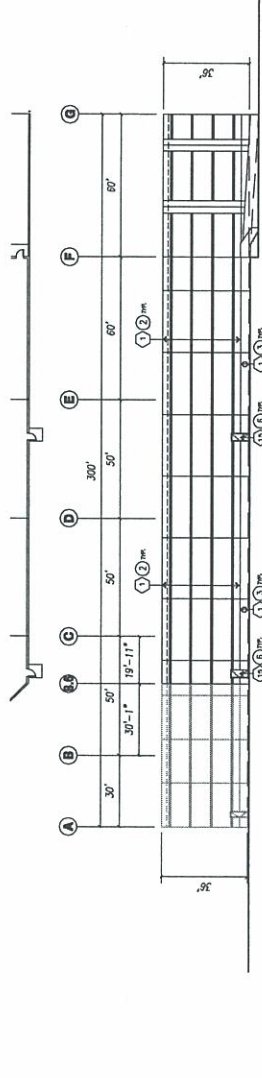
EAST ELEVATION
 SECTION 1 - 20'-0"



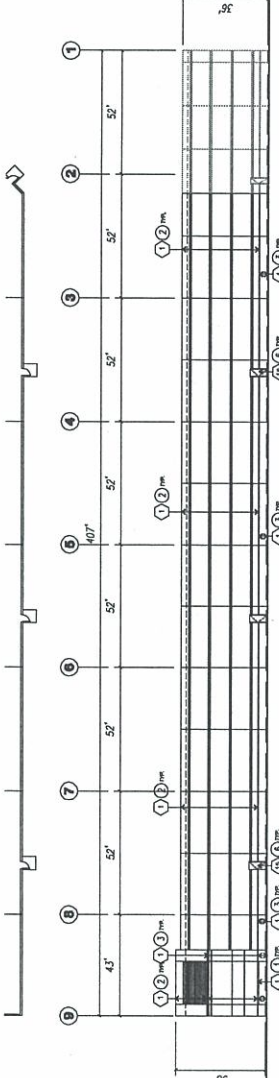
SOUTH ELEVATION
 SECTION 1 - 20'-0"



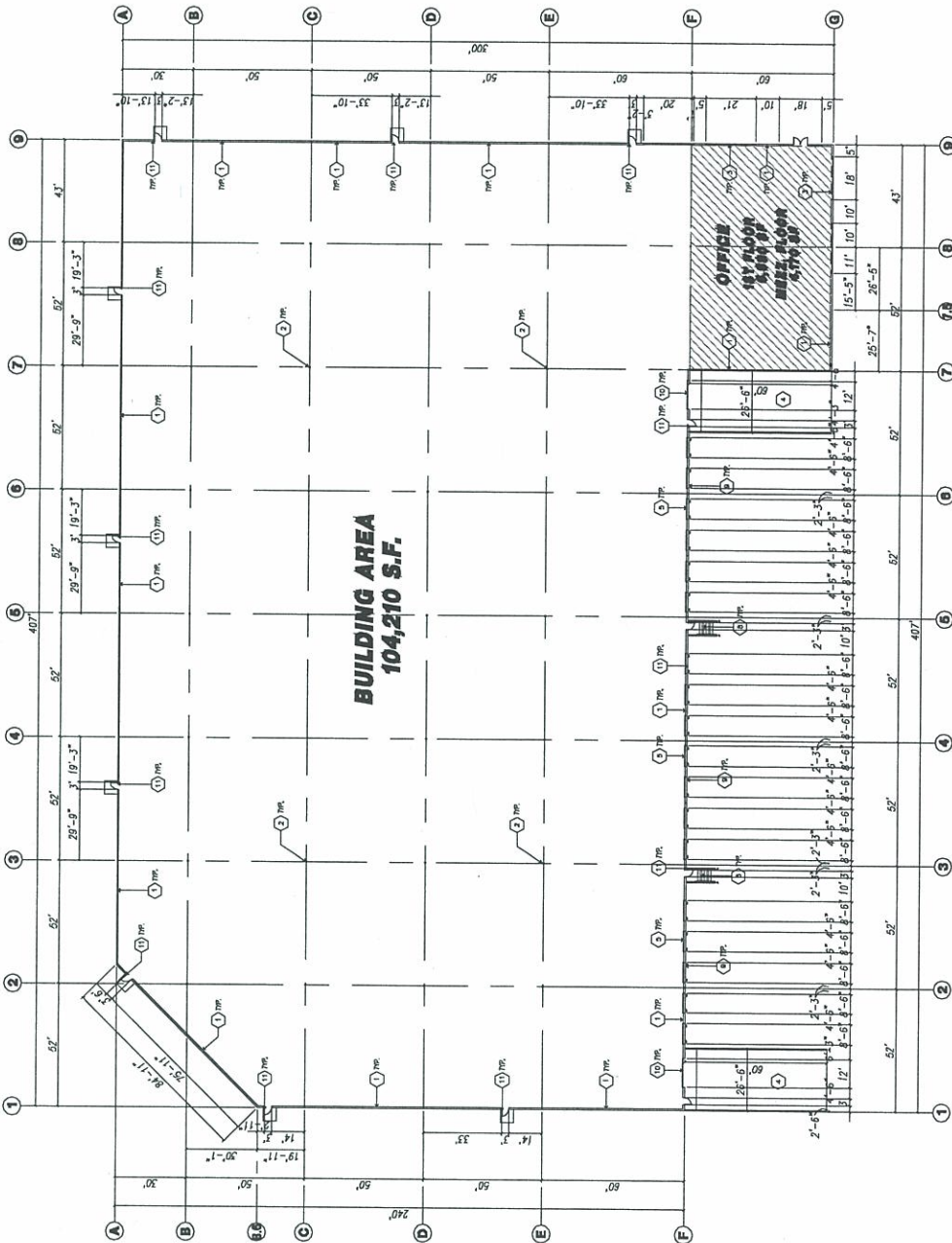
WEST ELEVATION
 SECTION 1 - 20'-0"



NORTH ELEVATION
 SECTION 1 - 20'-0"



CASE #: PP18875, AMD. #2
EXHIBIT: B
DATED: 7/12/10
PLANNER: C. HINOJOSA



conceptual floor plan
 SCALE: 1"=50'-0"



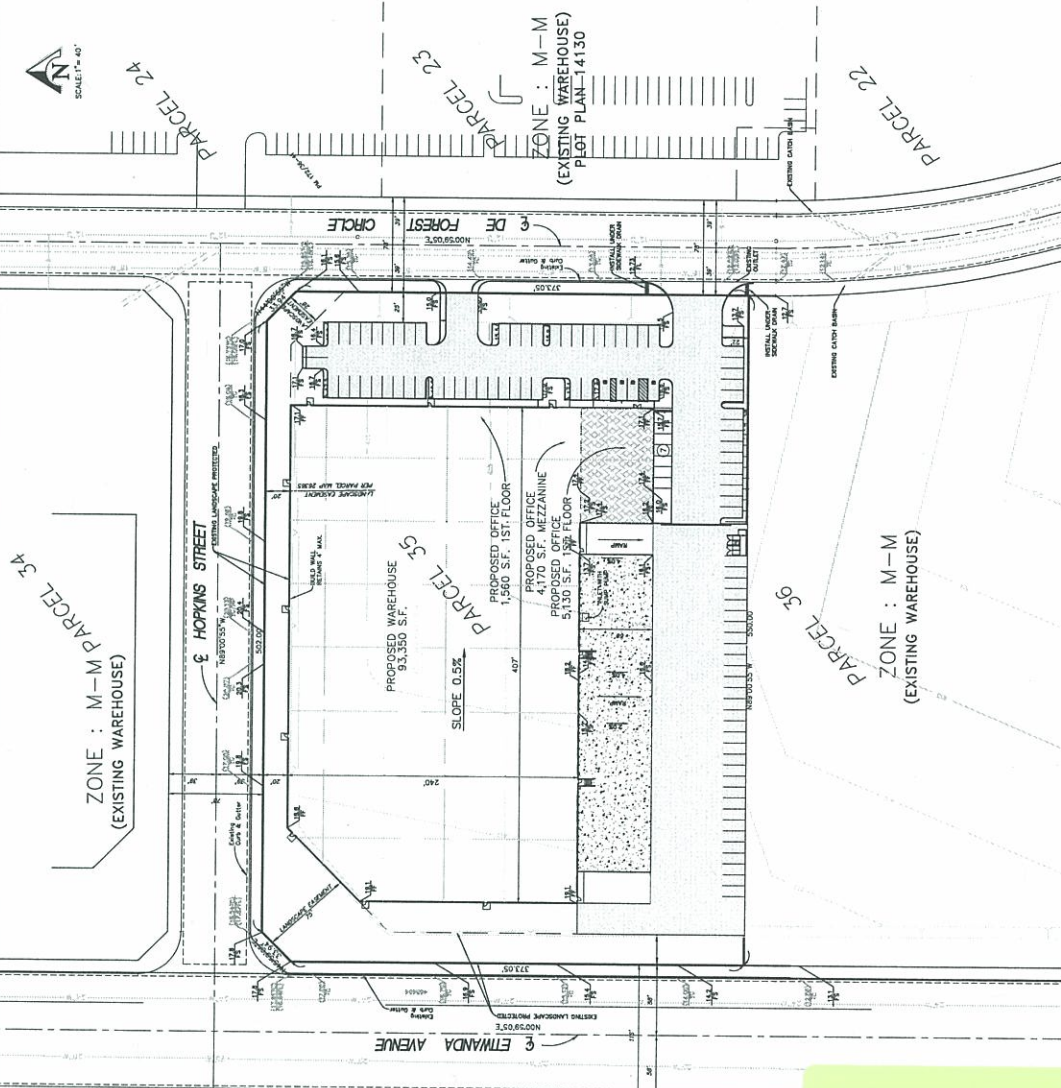
GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR AN UNIFORM LIVE LOAD OF 100 PSF FOR ALL UNOCCUPIED PORTIONS.
2. ALL FLOOR LOADINGS SHALL BE APPROVED FOR THE JURISDICTION.
3. ALL FLOOR FINISHES SHALL BE APPROVED FOR THE JURISDICTION.
4. ALL FLOOR FINISHES SHALL BE APPROVED FOR THE JURISDICTION.
5. ALL FLOOR FINISHES SHALL BE APPROVED FOR THE JURISDICTION.
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9. ALL FLOOR FINISHES SHALL BE APPROVED FOR THE JURISDICTION.
10. ALL FLOOR FINISHES SHALL BE APPROVED FOR THE JURISDICTION.

KEYNOTES - FLOOR PLAN

1. CONCRETE FLOOR SHALL BE 4" THICK FOR UNOCCUPIED PORTIONS.
2. CONCRETE FLOOR SHALL BE 4" THICK FOR UNOCCUPIED PORTIONS.
3. CONCRETE FLOOR SHALL BE 4" THICK FOR UNOCCUPIED PORTIONS.
4. CONCRETE FLOOR SHALL BE 4" THICK FOR UNOCCUPIED PORTIONS.
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9. CONCRETE FLOOR SHALL BE 4" THICK FOR UNOCCUPIED PORTIONS.
10. CONCRETE FLOOR SHALL BE 4" THICK FOR UNOCCUPIED PORTIONS.

CASE #: PP18875, AMD. #2
EXHIBIT: C
DATED: 7/12/10
PLANNER: C. HINOJOSA



ZONE : M-M
(EXISTING WAREHOUSE)

PARCEL "F"
LLA NO. 3936
NOT. NO. 34289, (8-18-1973), CA.

CASE #: PP18875, AMD. #2
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	SEPT. 2009	JAT	ISSUED FOR PERMITTING

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.4477
Fax: 310.274.4478
www.kctconsultants.com

PROJECT NO. 1222-09
SHEET NO. 1 OF 1 SHEETS
DATE: SEPT. 2009

O.C. Real Estate Management, Inc.
11th & Loma Commerce Center
CONCEPTUAL GRADING PLAN

WATER USE CALCULATIONS BY HYDROZONES

Riverside County Ordinance §59.2 Landscape Water Use Calculations
LOT 35
 (For projects with more than 1 hydrozone)

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 20,824 S.F.
 INPUT the IRR. ETc for the area = 59.27 gal/ft²/yr
 MAWA = 59.27 gal/ft²/yr x 20,824 S.F. = 1,235,215 gal/yr

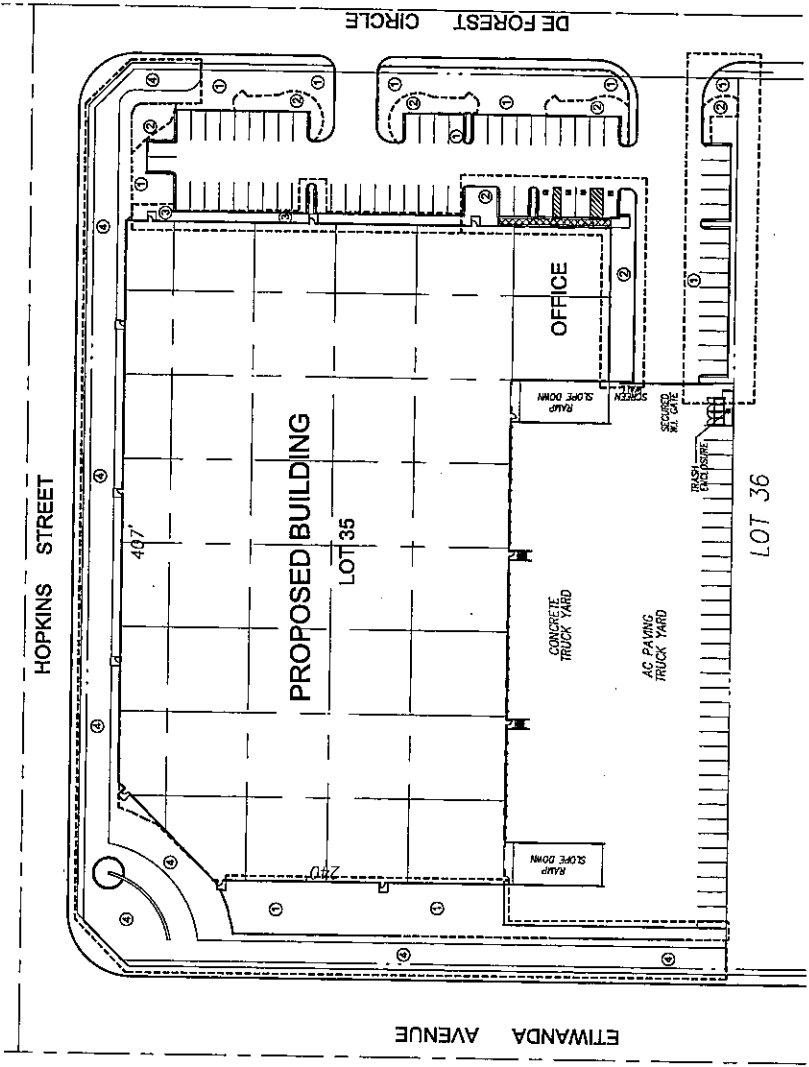
2 Estimated Annual Water Use (EAU)

Hydrozone #	INPUT square footage of hydrozone (S.F.)	INPUT Plant Factor	INPUT Irrigation efficiency (%)	INPUT hydrozone irrigation efficiency (%)	INPUT Plant Factor x Irrigation efficiency (%)	INPUT hydrozone irrigation efficiency (%)	EAU (gal/yr)
Hydrozone # 1	1,310	0.2	100	100	20.2	100	20,200
Hydrozone # 2	1,750	0.5	100	100	87.5	100	152,500
Hydrozone # 3	3,150	0.3	100	100	94.5	100	298,500
Hydrozone # 4	0	0	0	0	0	0	0
Hydrozone # 5	0	0	0	0	0	0	0
Subtotal EAU							471,200
Subtotal MAWA							1,235,215
(The number must be positive)							

- HYDROZONE ① - DRIP IRRIGATION - LOW WATER USE TREES, SHRUBS & GROUND COVER
- HYDROZONE ② - DRIP IRRIGATION - MEDIUM WATER USE TREES, SHRUBS & GROUND COVER
- HYDROZONE ③ - DRIP IRRIGATION - MILD TO LOW WATER USE TREES, SHRUBS & GROUND COVER @ EAST EXPOSURE
- HYDROZONE ④ - NOT A PART INCLUDED WITH LANDSCAPE MAINTENANCE DISTRICT / ASSOCIATION

IRRIGATION STATEMENT

This landscape design groups plants into distinct hydrozones taking into consideration drainage, soil, exposure and water needs. A combination of drip irrigation and the Rotators will be used to provide the plants with the water they need. Each hydrozone will be valved separately and an ET Based controller with flow sensors will be used for water control. The Rotators will be used to provide the plants with the water they need. The Rotators will be used to provide the plants with the water they need. The Rotators will be used to provide the plants with the water they need.



WATER USE CALCULATIONS BY HYDROZONES

Riverside County Ordinance §59.2 Landscape Water Use Calculations
LOT 35
 (For projects with more than 1 hydrozone)

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 20,824 S.F.
 INPUT the IRR. ETc for the area = 59.27 gal/ft²/yr
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2 Estimated Annual Water Use (EAU)

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Hydrozone # 1	1,310	0.2	100	100	20.2	100	20,200
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Hydrozone # 4	0	0	0	0	0	0	0
Hydrozone # 5	0	0	0	0	0	0	0
Subtotal EAU							471,200
Subtotal MAWA							1,235,215
(The number must be positive)							

OC Real Estate Management, LLC
 420 East Third Street, Suite 600
 Long Beach, CA 90802
 (562) 497-9700
 CONTRACT: WMBM-17-0020000-10

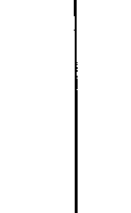
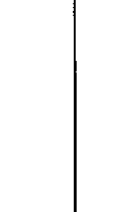
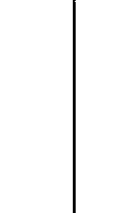
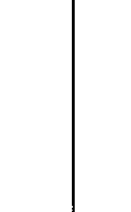
DATE: 4/20/20
 SHEET NO.: HP-0204
 L-3
 OF 6 SWS

PROJECT: WATER USE / HYDROZONES
 PROJECT NEW ADDRESS: 420 East Third Street, Suite 600
 KIRTLAND, CALIFORNIA

SCALE: 1" = 30'-0"

IRREGULAR LOT

NORTH



PLANT PHOTO BOOK

INDUSTRIAL FACILITY - BLDG. 35

MIRA LOMA, CALIFORNIA

OC Real Estate Management, LLC.

420 East Third Street, Suite 600

Los Angeles, CA 90013

(213) 687-9700

PREPARED BY:



Environs Inc
LANDSCAPE ARCHITECTURE

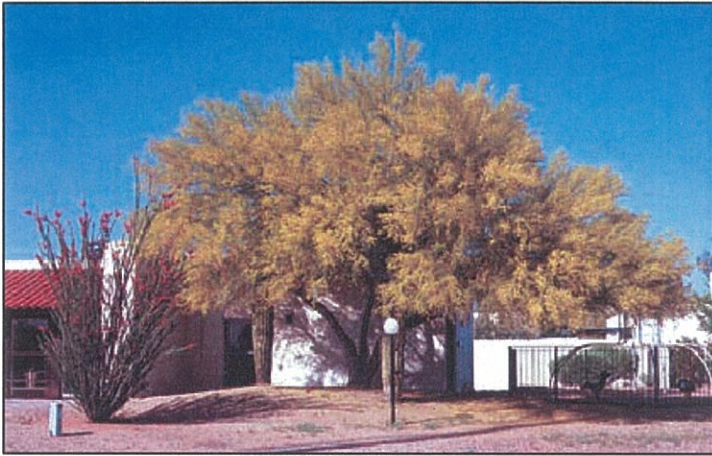
Creating Sustainable & Water Conserving Solutions

1746 N. Bridgeport Avenue * Claremont, CA 91711

Ph. (909) 626-4663 * Fax (909) 626-0446

CASE #: PP18875, AMD. #2
EXHIBIT: L-1 (Sheets 1-16)
DATED: 7/12/10
PLANNER: C. HINOJOSA

TREE PALETTE



BOTANICAL NAME (COMMON)

CERCIDIUM FLORIDUM
(BLUE PALO VERDE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY
H- 35' - S-30'

APPLICATION

PARKING LOT SHADE / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CUPRESSUS SEMPERVIRENS
(ITALIAN CYPRESS)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
NARROW COLUMNAR
H- 60' - S-5'

APPLICATION

ARTICULATE BUILDING FACADE

WATER USAGE

LOW

TREE PALETTE



BOTANICAL NAME (COMMON)

BRACHYCHITON POPULNEUS
(BOTTLE TREE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-50' - S-30'

APPLICATION

SOFTEN BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CERCIS CANADENSIS 'FOREST PANSY'
(FOREST PANSY)

FOLIAGE / FLOWER COLOR

PURPLE & GREEN / LAVENDER FLOWER

GROWING PATTERN / SIZE

DECIDUOUS
SMALL SCALE CANOPY TREE
H 20' S 25'

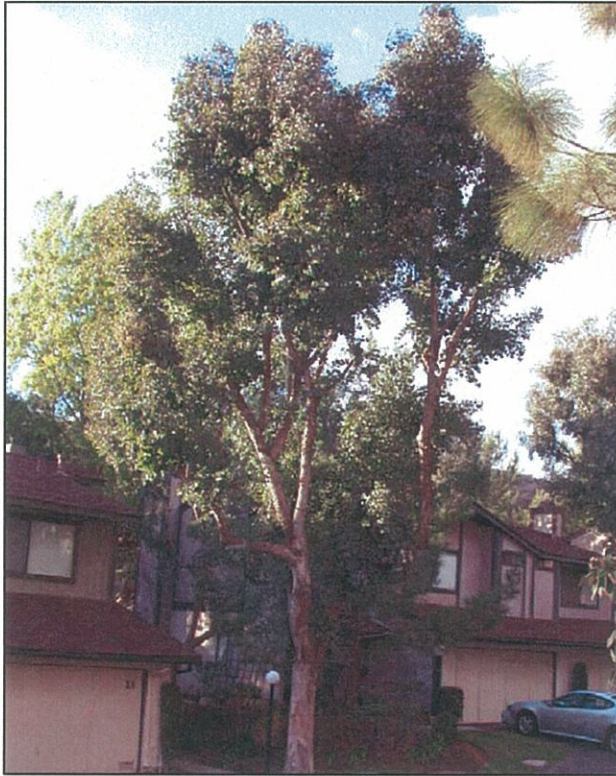
APPLICATION

ACCENT AT ENTRIES

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELДАРICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

KOELREUTERIA BIPINNATA
(CHINESE FLAME TREE)

FLOWER COLOR

SALMON AND YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY/
H 20'-40' S 20'-40'

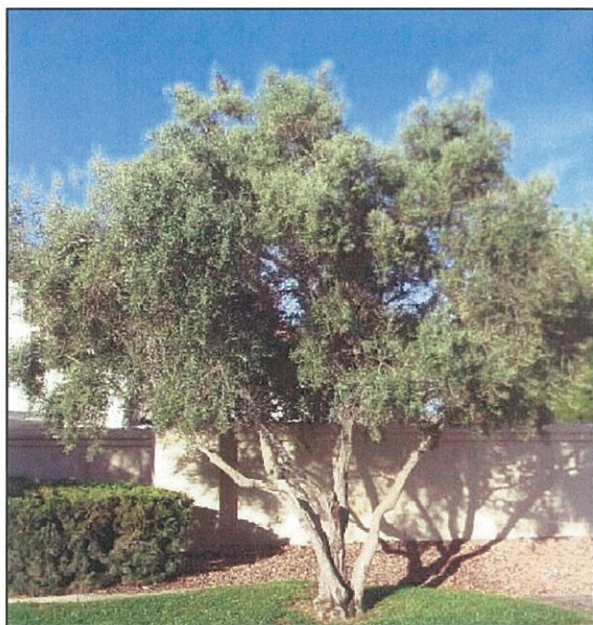
APPLICATION

ACCENT AND SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

OLEA EUROPEA 'MAJESTIC BEAUTY'
(NON - FRUITING OLIVE)

FOLIAGE COLOR

GRAY

GROWING PATTERN / SIZE

EVERGREEN

OPEN SPREADING WEEPING

H- 25'-30' - S-25'-30'

APPLICATION

ACCENT AT BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

PYRUS CALLERYANA
(BRADFORD PEAR)

FOLIAGE / FLOWER COLOR

GREEN & RED / WHITE FLOWER

GROWING PATTERN / SIZE

DECIDUOUS

FORMAL PYRAMIDAL

H- 40'-50' - S-30'

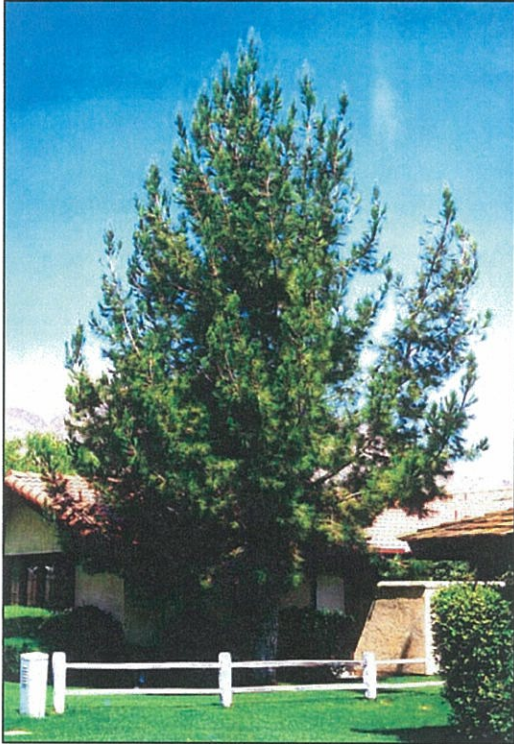
APPLICATION

ACCENT STREET TREE

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELДАРICA
(ELДАРICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

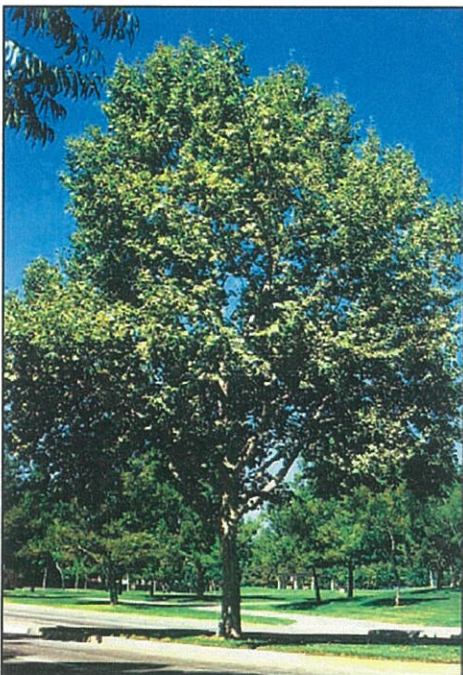
EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

PLATANUS ACERIFOLIA
(LONDON PLANE SYCAMORE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

DECIDUOUS
VERTICAL BROAD CANOPY
H- 30'-80' - S-20'-50'

APPLICATION

SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

RHUS LANCEA
(AFRICAN SUMAC)

FLOWER COLOR

INCONSPICUOUS / WHITE

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 20'-30' - S-20'-35'

APPLICATION

SHADE IN PARKING LOT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

AGAVE ATTENUATA
(FOXTAIL AGAVE)

GROWING PATTERN / SIZE

EVERGREEN
SWORD LIKE SHAPE
H- 4' - S-5'

APPLICATION

ACCENT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)
ARBUTUS UNEDO 'COMPACTUM'
(DWARF STRAWBERRY TREE)

FRUIT / FLOWER COLOR

RED / WHITE

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING

H- 8' - S-8'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CALLISTEMON CITRINUS
(LEMON BOTTLEBRUSH)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING

H- 15' - S-15'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

CASSIA ARTEMISIOIDES
(FEATHERY CASSIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

ACCENT / SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CISTUS PURPUREUS
(ROCKROSE)

FLOWER COLOR

PINK

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 3' - S-5'-6'

APPLICATION

ACCENT / SHRUB MASSING

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

COTONEASTER LACTEUS
(COTONEASTER PARNEYI)

FLOWER COLOR

RED BERRIES WITH WHITE FLOWER

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-10'

APPLICATION

ACCENT/ FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ECHIUM FASTUOSUM
(PRIDE OF MADEIRA)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING WITH SPIKE LIKE FLOWERS
H- 5' - S-10'

APPLICATION

ACCENT

WATER USAGE

MEDIUM

SHRUB PALETTE



BOTANICAL NAME (COMMON)

GREVILLEA NOELLII
(GREVILLEA)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'
(NEW ZEALAND TEA TREE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 5'-6' - S-4'-8'

APPLICATION

ACCENT / SCREEN

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

LAVANDULA STOECHAS
(SPANISH LAVENDER)

FLOWER COLOR

PURPLE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2'-3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ROSA FLORIBUNDA 'ICEBERG'
(ICEBERG ROSE)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4' - S-4'

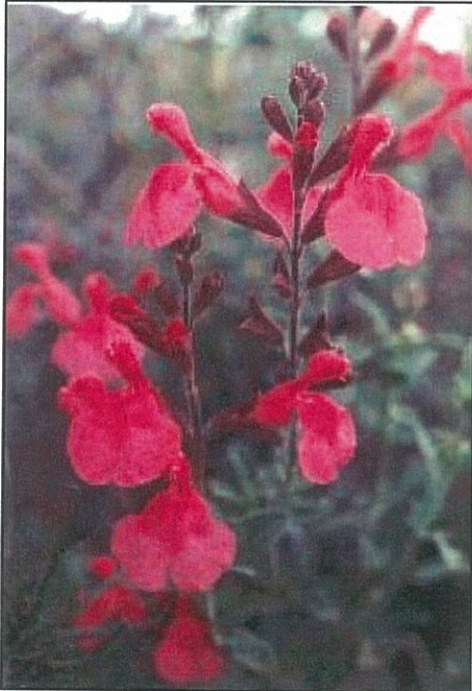
APPLICATION

ACCENT

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

SALVIA GREGII
(AUTUMN SAGE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

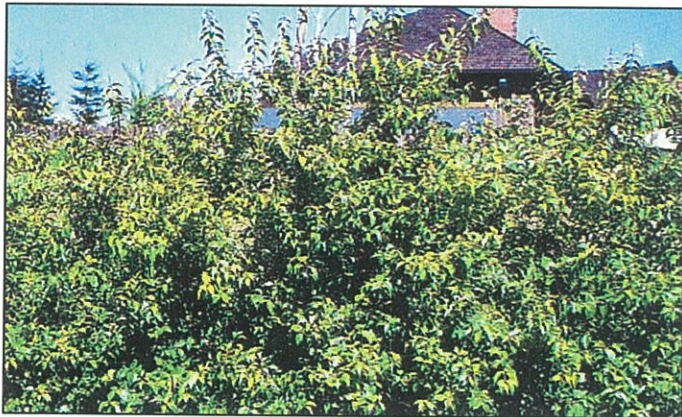
EVERGREEN
MOUNDING SHAPE
H- 3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

XYLOSMA CONGESTUM
(SHINY XYLOSMA)

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-8'

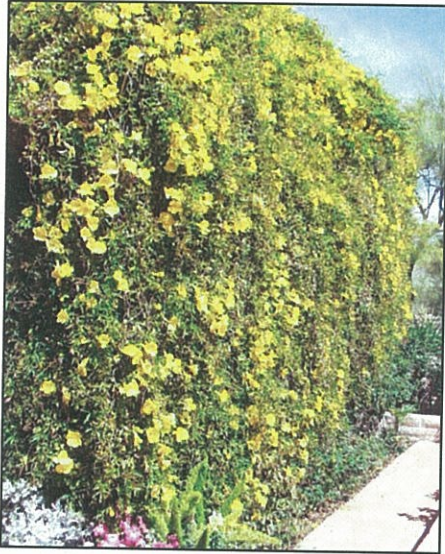
APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW - NORTH/ EAST EXPOSURE

VINE PALETTE



BOTANICAL NAME (COMMON)

MACFADYENA UNGUIS-CATI
(CAT'S CLAW VINE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-12'

APPLICATION

ACCENT- SOFTEN WALLS

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ACACIA REDOLENS
(DESERT CARPET ACACIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2'-3' - S-12'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)
BACCHARIS PILULARIS 'TWIN PEAKS'
(COYOTE BRUSH)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-6'

APPLICATION

GROUND COVER

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

MYOPORUM PACIFICUM
(N.C.N.)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-12'

APPLICATION

GROUND COVER

WATER USAGE

LOW - NORTH / EAST EXPOSURE

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING SHAPE

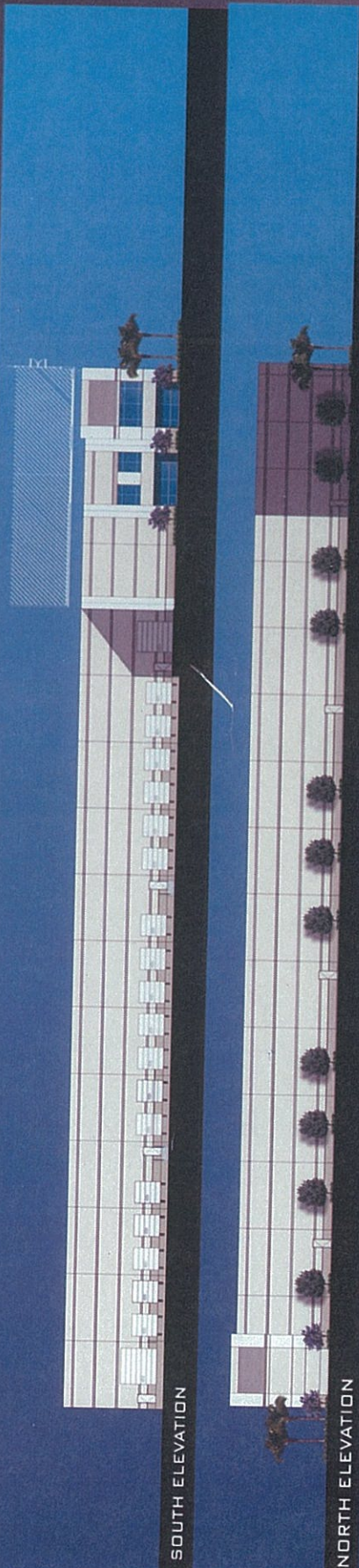
H- 18"-2' - S-3'-4'

APPLICATION

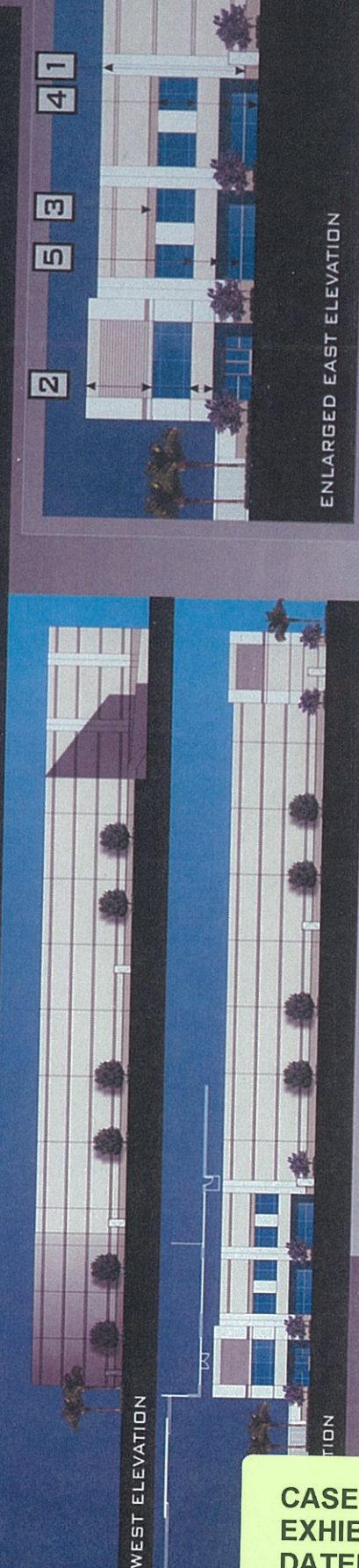
GROUND COVER

WATER USAGE

LOW



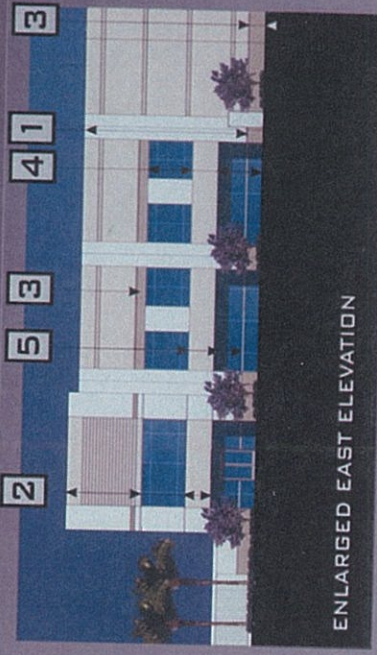
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



ENLARGED EAST ELEVATION

1 Frazee 001 White

2 Frazee 8731W Siaghorn

3 Frazee 8744D Sweetwood

4 Blue Reflective Glazing

5 Clear Anodized Mullions

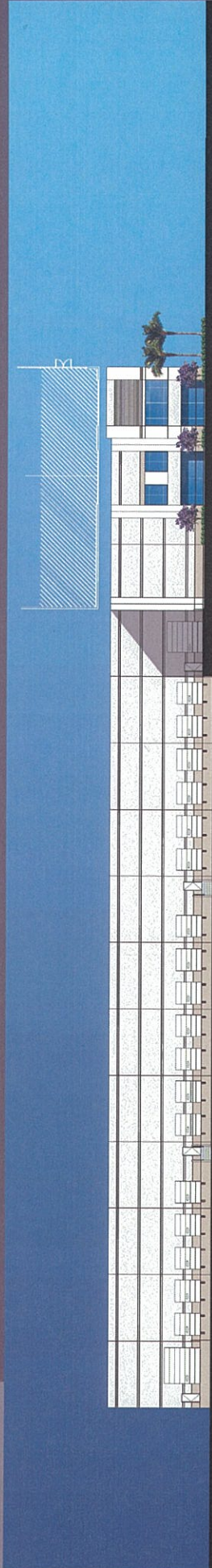
HPA

4931 Birch Street
Newport Beach, CA 92660
Tel: 949.963.1770
Fax: 949.963.0951

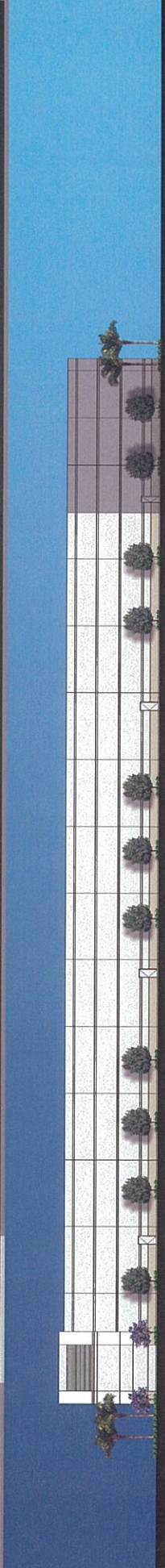
OC REAL ESTATE MANAGEMENT, LLC.

LOT 35 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

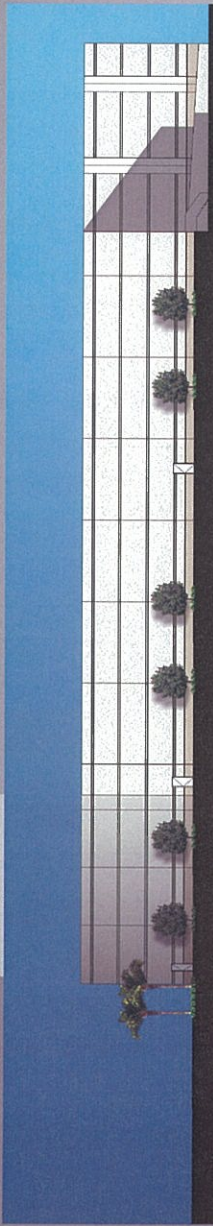
CASE #: PP18875, AMD. #2
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA



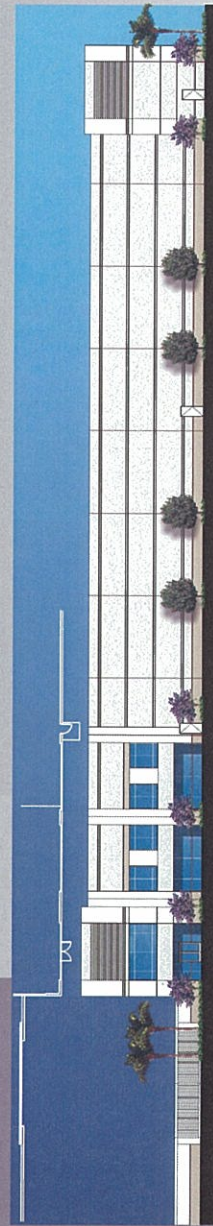
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



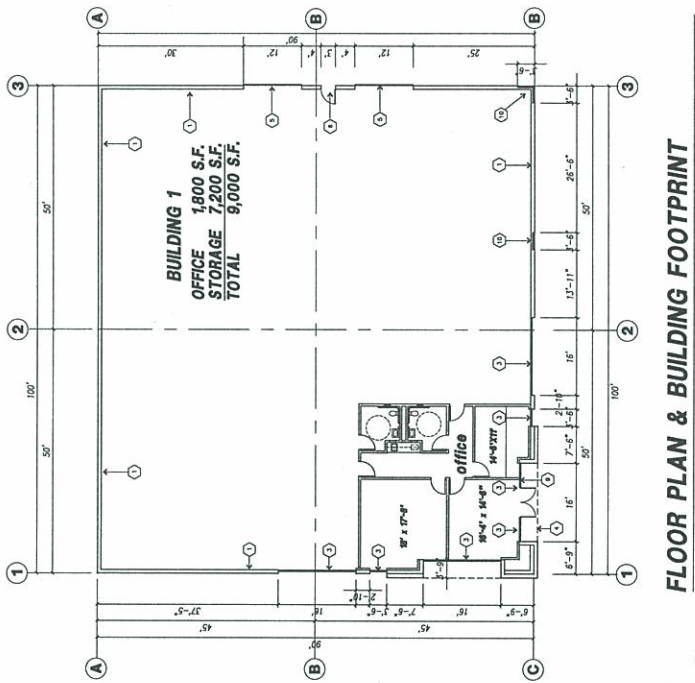
ENLARGED EAST ELEVATION

OC REAL ESTATE MANAGEMENT, LLC.

LOT 35 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

H&A

4931 Birch Street
Newport Beach, CA 92660
Tel: 949.363.1770
Fax: 949.363.0851



FLOOR PLAN & BUILDING FOOTPRINT
SCALE: 1" = 10'-0"

GENERAL NOTES - FLOOR PLAN

- A. FIRE HOSE LOCKERS SHALL BE APPROVED BY FIRE DEPARTMENT.
- B. FLOOR SLAB SHALL BE SEALED WITH "SEAL HAND" OR APPROVED EQUAL.
- C. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE 1" COAT OF WHITE TO COVER.
- D. CONCRETE SHALL BE FINISHED TO A SMOOTH SURFACE.
- E. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUND, OR FACE OF STUD URG.
- F. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET. NOTE: ALL DOORS TO BE GLAZED INCLUDING CAST AND TRUCK DOORS.
- G. H.V.A.C. ROOF EQUIPMENT WILL BE SCREENED BY WALL PARAPET IN ALL CASES.
- H. NO MEZZANINE IN THIS PROJECT.

KEYNOTES - FLOOR PLAN

- 1. CONCRETE TILT-UP PANEL, SEE "S" DRAWINGS FOR THICKNESS AND STEEL REQUIREMENTS.
- 2. STRUCTURAL STEEL COLUMN, SEE "S" DRAWINGS FOR SIZE.
- 3. FLOOR FINISH, SEE "S" DRAWINGS FOR FINISH AND ELEVATIONS.
- 4. FLOOR COLOR AND FINISH, SEE "S" DRAWINGS FOR FINISH AND ELEVATIONS.
- 5. SPOTT LINE ABOVE.
- 6. 2" X 7" FLOOR DOOR, VERTICAL LIFT, STANDARD GRADE.
- 7. 2" X 7" FLOOR DOOR, VERTICAL LIFT, STANDARD GRADE.
- 8. ALL EXTERIOR FINISHES TO BE CONCRETE, UNLESS NOTED OTHERWISE.
- 9. ALL EXTERIOR WALLS TO BE CONCRETE, UNLESS NOTED OTHERWISE.
- 10. ALL EXTERIOR WALLS TO BE CONCRETE, UNLESS NOTED OTHERWISE.
- 11. HOLLOW METAL, VERTICAL LIFT, STANDARD GRADE.
- 12. HOLLOW METAL, VERTICAL LIFT, STANDARD GRADE.
- 13. HOLLOW METAL, VERTICAL LIFT, STANDARD GRADE.
- 14. HOLLOW METAL, VERTICAL LIFT, STANDARD GRADE.
- 15. HOLLOW METAL, VERTICAL LIFT, STANDARD GRADE.
- 16. HOLLOW METAL, VERTICAL LIFT, STANDARD GRADE.

**SHEET: DAB37-2-1-1
PARCEL 37
PP 18876**

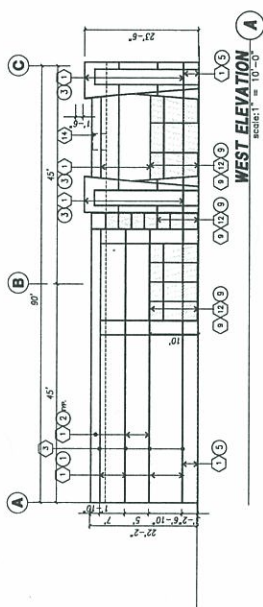
**PROJECT REPRESENTATIVE
CONTRACT ADDRESS:
3045 MAIN STREET, SUITE 200
RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 794-1234
FAX: (951) 794-1234**

BUILDING 1

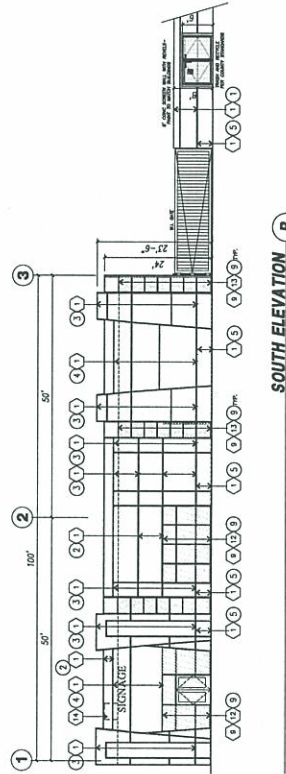
**DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
RIVERSIDE COMMERCIAL INVESTORS, INC.
3045 MAIN STREET, SUITE 200, RIVERSIDE, CALIFORNIA 92501
SEPTEMBER 17, 2007**

HPA Inc.

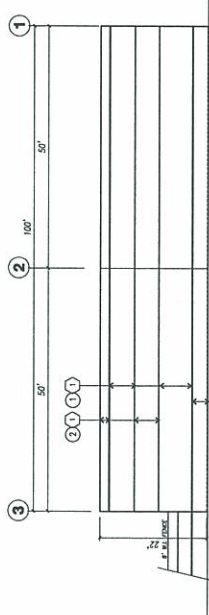
18837 Riverside Ave. Palms, California 92112
(949) 963-1776



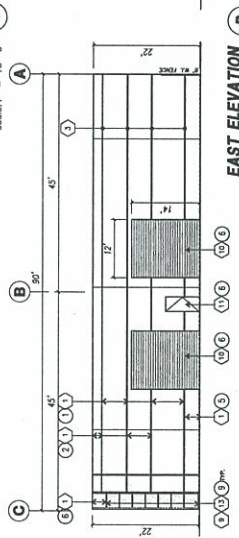
WEST ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"



NORTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT THESE COORDINATES NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. TOP OF PARAPET - ELEVATION.
- D. P.P.A. - FRESH FLOOR ELEVATION.
- E. STORMDOOR CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LATCHES SHALL BE DESIGNED TO RESIST WIND AND WAVE IMPACTS TO PREVENT GLASS FROM DETACHING FROM METAL ATTACHMENTS.
- F. CONDUCTOR SHALL FULLY PAINT ONE CONCRETE PANEL IN SELECTED COLOR AND OTHER AND OWNER SHALL APPROVE PANEL TO BE PAINTED.
- G. ALL ROOF AND LATER EQUIPMENT SHALL BE SCREENED FROM THE GROUND ELEVATION VIEW TO A MINIMUM CLEARANCE OF 10'0" MIN.

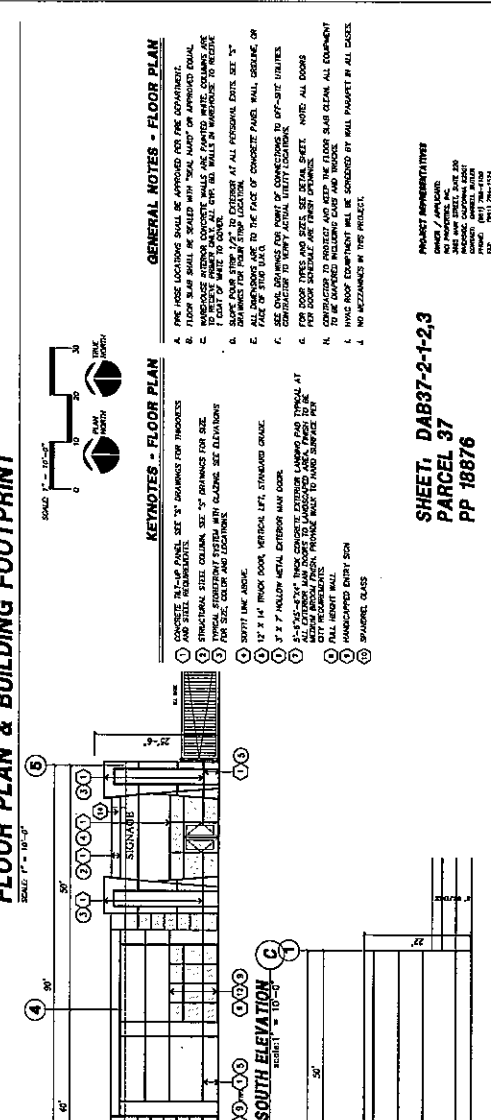
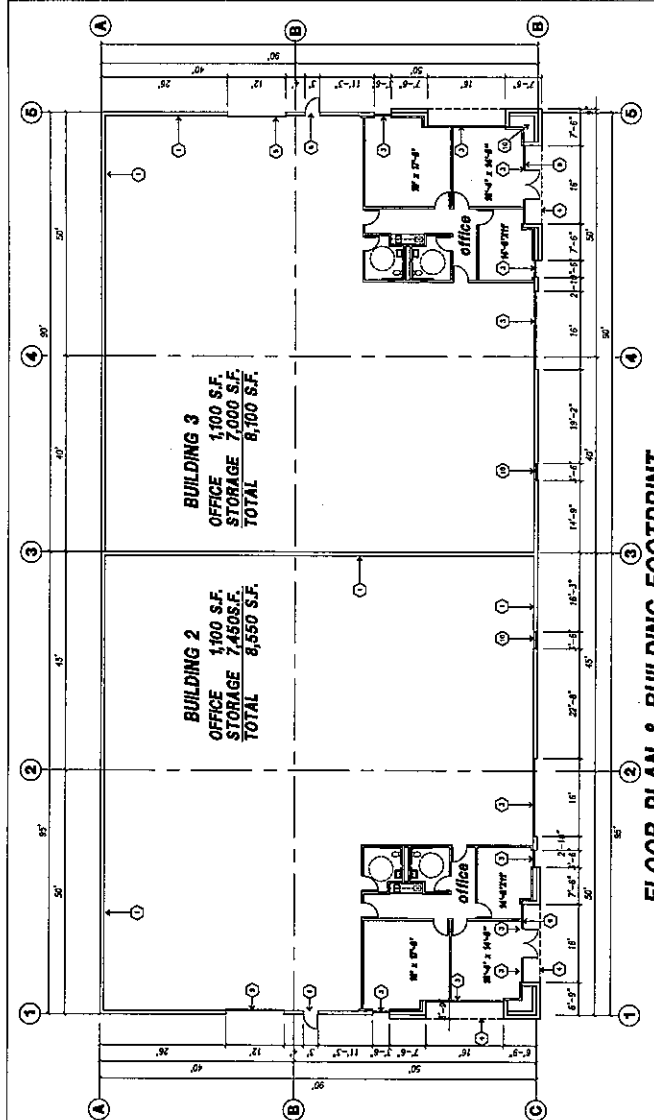
KEYNOTES - ELEVATIONS

- 1. CONCRETE TILT-UP PANEL, PAINTED.
- 2. PANEL JOINT.
- 3. CONCRETE TILT-UP PANEL.
- 4. CONCRETE TILT-UP PANEL.
- 5. CONCRETE TILT-UP PANEL.
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- 49. CONCRETE TILT-UP PANEL.
- 50. CONCRETE TILT-UP PANEL.

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	COLOR
1	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
2	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
3	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
4	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
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38	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
39	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
40	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
41	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
42	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
43	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
44	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
45	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
46	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
47	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
48	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
49	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.
50	CONCRETE TILT-UP PANEL	PANT BRNO, ENAMEL, 85% GLOSS, 40% VGT.

**CASE #: PP18876, AMD. #4
EXHIBIT: B & C (Sheets 1-6)
DATED: 7/12/10
PLANNER: C. HINOJOSA**



- GENERAL NOTES - FLOOR PLAN**
1. FIVE FOOT LOCATIONS SHALL BE APPROVED FOR PER APPROVED.
 2. FLOOR SLAB SHALL BE SLOPED WITH 1/4" PER FOOT OR APPROVED EQUAL.
 3. WAREHOUSE EXTERIOR CONCRETE WALLS ARE FINISHED WHITE. COLUMNS ARE FINISHED WITH WHITE TO MATCH.
 4. SOME PARTS OF THIS PLAN TO LOCATE AT ALL PERSONAL DATE SET "3".
 5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GROUND OR FACE OF STEEL DECK.
 6. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 7. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 8. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 9. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 10. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
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 16. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 17. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 18. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 19. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.
 20. ALL DIMENSIONS TO BE SHOWN IN THIS PROJECT.

PROJECT INFORMATION

SHEET: DAB37-2-1-2,3
PARCEL 37
PP 18876

BUILDING 2/3
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 37
RIVERSIDE COMMERCIAL INVESTORS, INC.

330 WEST STREET, SUITE 220, RIVERSIDE, CALIFORNIA 92501
PHONE: 714-941-1234

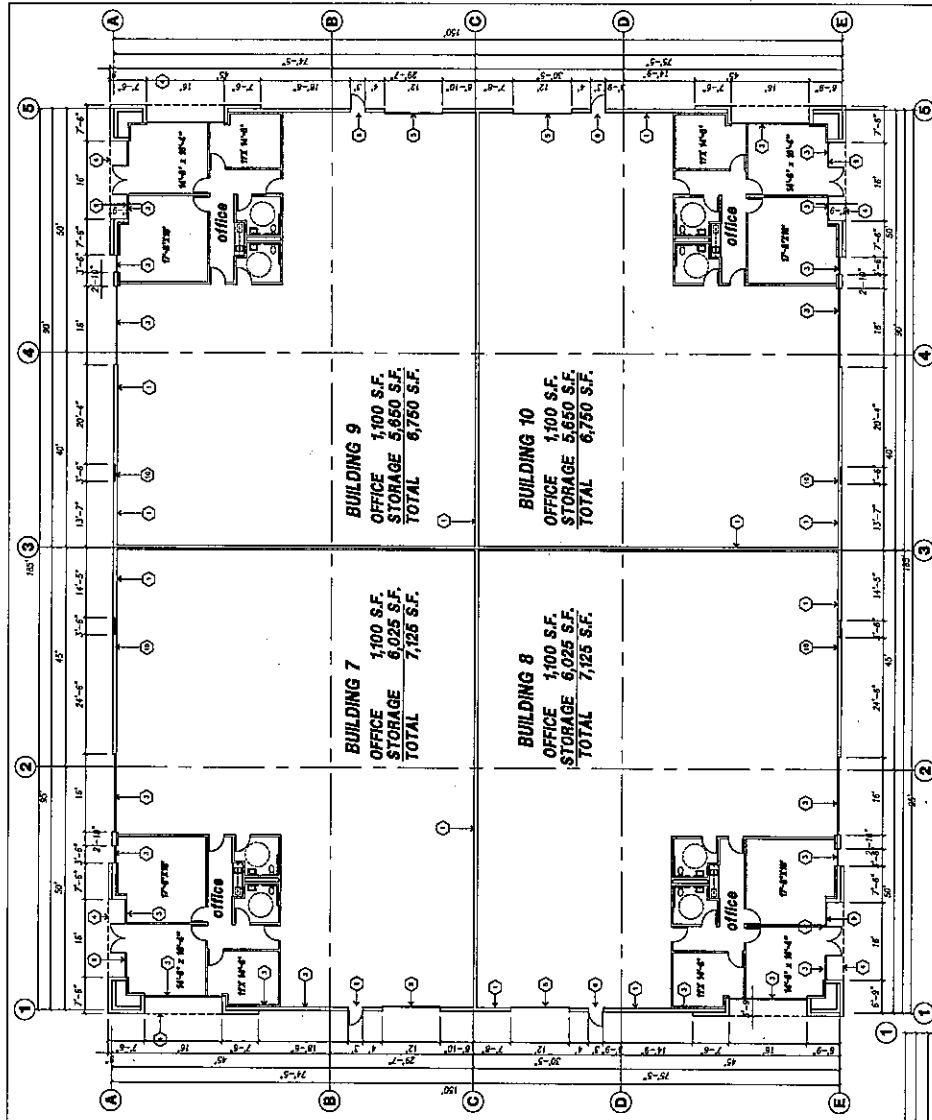
HPA Inc.
16411 Sherman Ave. Irvine, California 92612
PHONE: 949-271-7276

- KEYNOTES - FLOOR PLAN**
1. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 2. STRUCTURAL STEEL COLUMN, SET "3" FINISHES FOR SIZE AND FINISH.
 3. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 4. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 5. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 6. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 7. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 8. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 9. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 10. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
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 13. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 14. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 15. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 16. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 17. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 18. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 19. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.
 20. CONCRETE SLIP-UP PANEL, SET "3" FINISHES FOR PROGRESS AND STEEL REINFORCEMENTS.

- GENERAL NOTES - ELEVATIONS**
1. ALL PAINT COLORS CHANGES TO DOOR AT THESE CORNER VALUES NOTED ON DRAWING.
 2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
 3. TOP OF FINISH FLOOR ELEVATION.
 4. FINISH FLOOR ELEVATION.
 5. STRUCTURE CONSTRUCTION SHALL BE AS NOTED ON DRAWING.
 6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL BY SELECTED COLOR OF WALL AND OWNER SHALL APPROVE PAINT TO FINISH COLOR OF WALL.
 7. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
 8. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
 9. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
 10. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
 11. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
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 18. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
 19. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.
 20. ALL DOOR FINISHES SHALL BE SCREENED FROM THE INSIDE TO A MINIMUM HEIGHT OF 100 FEET.

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	PAINT BRAND, COLOR, AND SHEEN
1	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
2	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
3	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
4	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
5	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
6	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
7	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
8	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
9	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
10	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
11	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
12	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
13	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
14	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
15	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
16	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
17	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
18	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
19	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN
20	CONCRETE SLIP-UP PANEL	PAINT BRAND, COLOR, AND SHEEN



BUILDING 9
OFFICE 1,100 S.F.
STORAGE 5,650 S.F.
TOTAL 6,750 S.F.

BUILDING 10
OFFICE 1,100 S.F.
STORAGE 5,650 S.F.
TOTAL 6,750 S.F.

BUILDING 7
OFFICE 1,100 S.F.
STORAGE 6,025 S.F.
TOTAL 7,125 S.F.

BUILDING 8
OFFICE 1,100 S.F.
STORAGE 6,025 S.F.
TOTAL 7,125 S.F.

FLOOR PLAN & BUILDING FOOTPRINT

RETROFIT - FLOOR PLAN

- 1. 1/2" = 1'-0"
- 2. 1/4" = 3'-0"
- 3. 1/8" = 6'-0"
- 4. 1/16" = 12'-0"
- 5. 1/32" = 24'-0"
- 6. 1/64" = 48'-0"
- 7. 1/128" = 96'-0"
- 8. 1/256" = 192'-0"
- 9. 1/512" = 384'-0"
- 10. 1/1024" = 768'-0"
- 11. 1/2048" = 1536'-0"
- 12. 1/4096" = 3072'-0"
- 13. 1/8192" = 6144'-0"
- 14. 1/16384" = 12288'-0"
- 15. 1/32768" = 24576'-0"
- 16. 1/65536" = 49152'-0"
- 17. 1/131072" = 98304'-0"
- 18. 1/262144" = 196608'-0"
- 19. 1/524288" = 393216'-0"
- 20. 1/1048576" = 786432'-0"

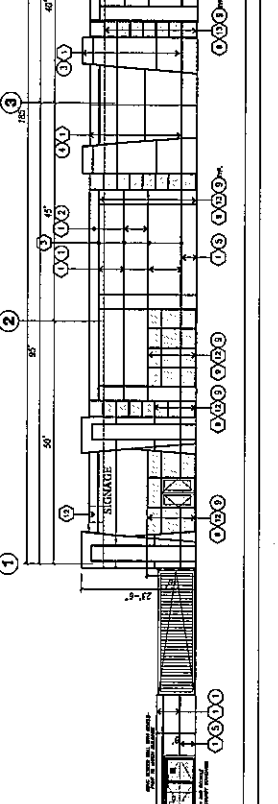
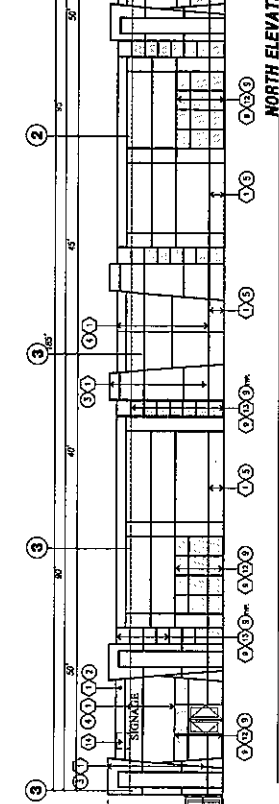
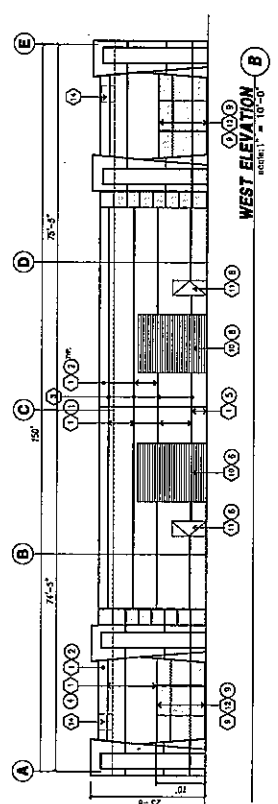
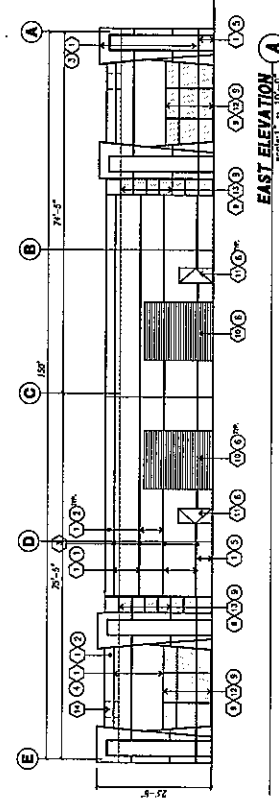
SHEET, DAB37-2-7,10
PARCEL 37
BUILDING 7/8/9/10

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 37
RIVERSIDE COMMERCIAL INVESTORS, INC.
300 NEW STREET, SUITE 220 RIVERSIDE, CALIFORNIA 92501
PROJECT 7/ 307
194' DIA.

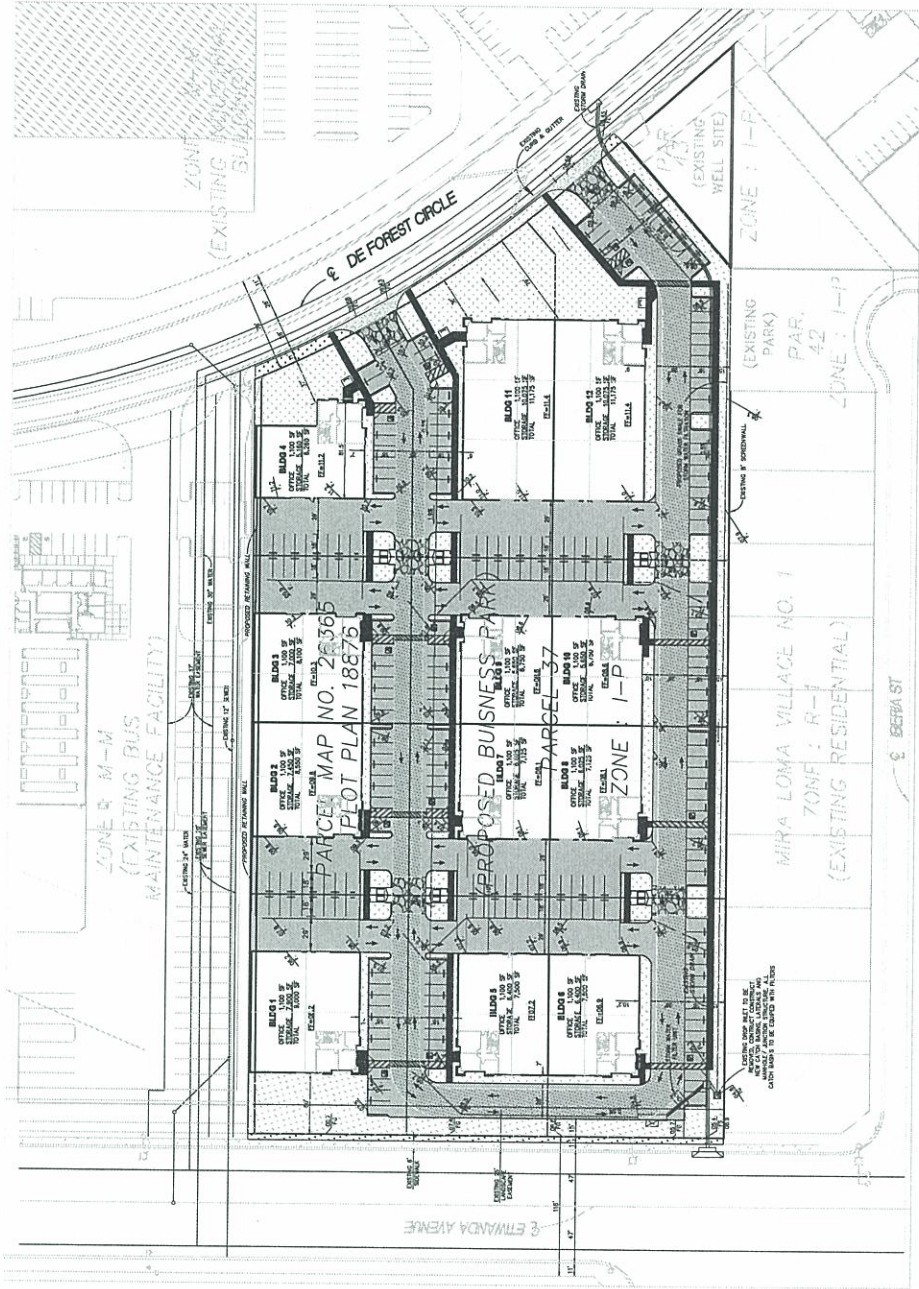
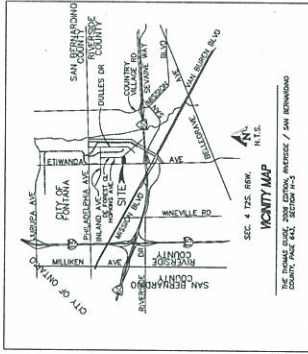
HPA Inc.
16321 BROWN AVE. VAN, CALIFORNIA 93127
(916) 957-1720

- KEYNOTES - ELEVATIONS**
- 1. CONCRETE TYP. PANEL
 - 2. CONCRETE TYP. PANEL
 - 3. CONCRETE TYP. PANEL
 - 4. CONCRETE TYP. PANEL
 - 5. CONCRETE TYP. PANEL
 - 6. CONCRETE TYP. PANEL
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 - 17. CONCRETE TYP. PANEL
 - 18. CONCRETE TYP. PANEL
 - 19. CONCRETE TYP. PANEL
 - 20. CONCRETE TYP. PANEL

- GENERAL NOTES - ELEVATIONS**
- 1. ALL ELEVATIONS TO FACE UNLESS NOTED OTHERWISE.
 - 2. ALL FLOOR FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 3. ALL WALL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 4. ALL CEILING FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 5. ALL ROOF FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 6. ALL EXTERIOR FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 7. ALL INTERIOR FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 8. ALL MECHANICAL AND ELECTRICAL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 9. ALL PAINT FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 10. ALL GLASS FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 11. ALL METAL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 12. ALL WOOD FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 13. ALL FABRIC FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 14. ALL CERAMIC FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 15. ALL STONE FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 16. ALL PLASTER FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 17. ALL GYP. BOARD FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 18. ALL INSULATION FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 19. ALL SOUND BARRIER FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 20. ALL SOUND ATTENUATION FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS.



CONCEPTUAL GRADING PLAN



SCALE: 1" = 40' FEET

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHECKED
1	7/12/10	ISSUED FOR PERMITTING	C.HINOJOSA	J. HINOJOSA
2				

KCT CONSULTANTS, INC.
 Civil Engineers - Surveyors - Planners
 Mira Loma Commerce Center
 CONCEPTUAL GRADING PLAN
 EXHIBIT 3.2-7

CASE #: PP18876, AMD. #4
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

PLANTING LEGEND

SYMBOL	SCYTHAL/LOCATION NAME	SIZE	QTY.	BLOCKS
	24\"/>	8\"/>	6\"/>	H
	24\"/>	1\"/>	1\"/>	L
	24\"/>	30\"/>	30\"/>	H
	24\"/>	6\"/>	6\"/>	H
	24\"/>	48\"/>	48\"/>	H
	24\"/>	8\"/>	8\"/>	L
	24\"/>	10\"/>	10\"/>	H
	24\"/>	10\"/>	10\"/>	H
	24\"/>	10\"/>	10\"/>	H

SYMBOL	SCYTHAL/LOCATION NAME	SIZE	QTY.	BLOCKS
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L

SYMBOL	SCYTHAL/LOCATION NAME	SIZE	QTY.	BLOCKS
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L

SYMBOL	SCYTHAL/LOCATION NAME	SIZE	QTY.	BLOCKS
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L
	24\"/>	8\"/>	8\"/>	L

1. ALL TREES OTHER THAN 24\"/>

2. CONFORMANCE TO ALL APPLICABLE CODES SHALL BE IN ACCORDANCE WITH THE CITY OF MIRA LOMA ORDINANCES AND REGULATIONS.

3. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

4. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

5. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

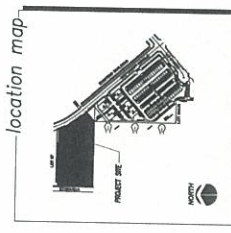
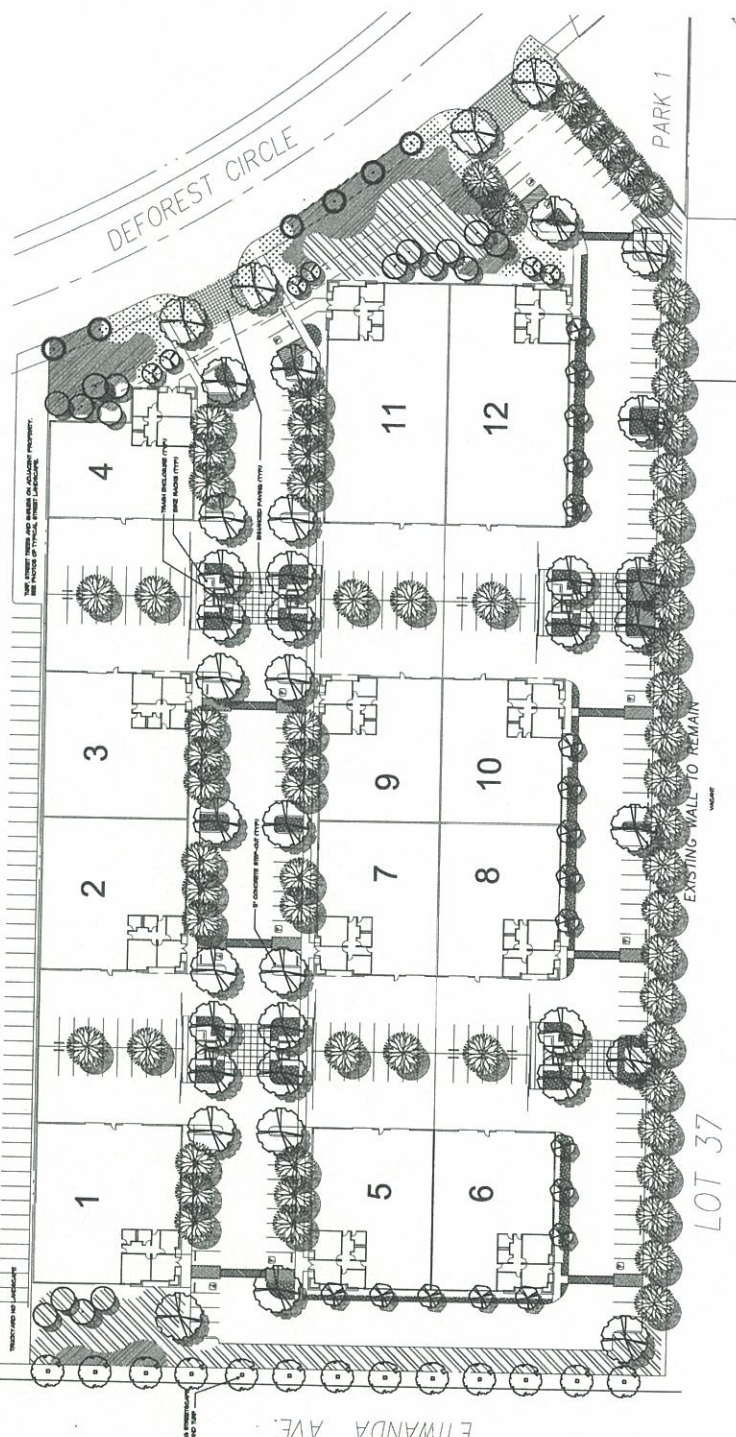
6. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

7. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

8. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

9. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.

10. ALL TREES SHALL BE PLANTED AT THE CORNER OF THE LOT AND SHALL BE PLANTED AT THE CORNER OF THE LOT.



project information
 Owner / Applicant

Applicant's Representative
 MIRA LOMA
 111 South Park Ave
 Mira Loma, CA 91769
 (951) 261-1111

Legal Description
 PLOT PLAN # 18876
 24\"/>

Assessor's Parcel Number
 PARCEL # 29265
 LOT 37

Project Zoning
 DEFOREST BUSINESS PARK
 DAB

LOT 37

Lot 37 Business Park Mira Loma, California
 Real Estate Management, LLC.

CASE #: PP18876, AMD. #4
EXHIBIT: L
DATED: 7/12/10
PLANNER: C. HINOJOSA

HUNTER LANDSCAPE
 111 South Park Ave
 Mira Loma, CA 91769
 (951) 261-1111

LOT 37

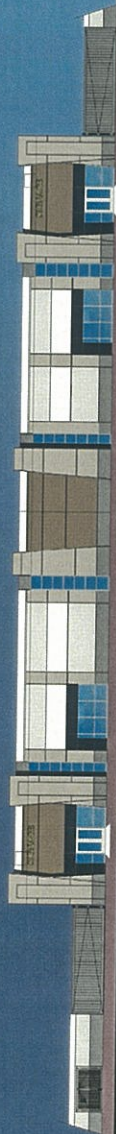
CONCEPTUAL ELEVATIONS MATERIAL BOARD



BUILDING (TYPICAL) - SOUTH ELEVATION



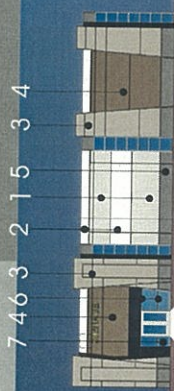
BUILDING (TYPICAL) - EAST ELEVATION



BUILDING 2-3 (TYPICAL) - SOUTH ELEVATION



BUILDING 2-3 (TYPICAL) - EAST ELEVATION



BUILDING 5-6 (TYPICAL) - EAST ELEVATION



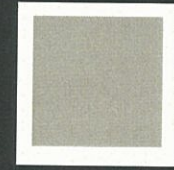
BUILDING 5-6 (TYPICAL) - WEST ELEVATION



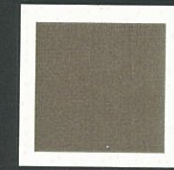
Frazee 8680 W
ARIA IVORY



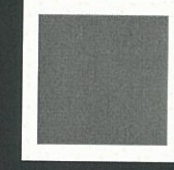
Frazee 001
WHITE



Frazee 8762W
TOUCHSTONE



Frazee 8684M
OAK FLATS



Frazee 8794M
FIRED STEEL



Anodized
Mullions



Blue Reflective
Glazing

MATERIAL BOARD

DEFOREST CIRCLE BUSINESS PARK

HPA

BUILDING 1 ~ 12

CITY OF MIRA LOMA, CALIFORNIA

18831 Boardman Ave.
Suite 100
Irvine, CA 92612
Tel: 949.863.1770
Fax: 949.863.0951

CASE #: PP18876, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 37

CONCEPTUAL ELEVATIONS



BUILDING (TYPICAL) - SOUTH ELEVATION

BUILDING (TYPICAL) - EAST ELEVATION



BUILDING 2-3 (TYPICAL) - SOUTH ELEVATION

BUILDING 2-3 (TYPICAL) - EAST ELEVATION



BUILDING 4 (TYPICAL) - EAST ELEVATION

BUILDING 5-6 (TYPICAL) - WEST ELEVATION

DEFOREST CIRCLE BUSINESS PARK



BUILDING 1 ~ 12

CITY OF MIRA LOMA, CALIFORNIA



18831 Borden Ave.
Suite 100
Irvine, CA 92612
Tel: 949.663.1770
Fax: 949.563.1051

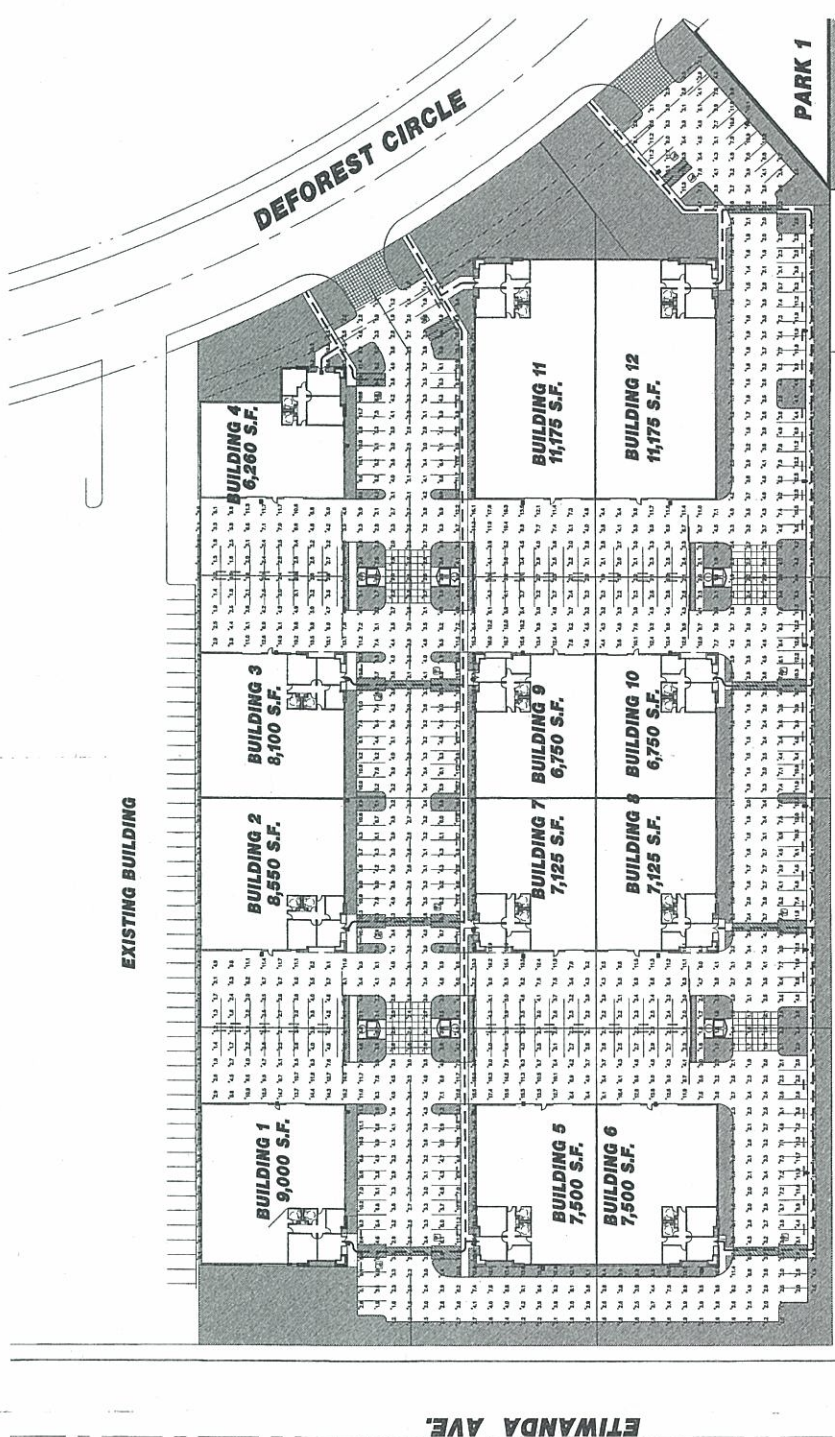
Project:
MIRA LOMA

VAL ELECTRIC INC.
CONTRACTORS • ENGINEERS
1000 UNIVERSITY PARK, SUITE 200
DALLAS, TEXAS 75201
TEL: 972.343.1100
FAX: 972.343.1101

PROCESS SET # _____
CONTRACT SET # _____
JOB SET # _____
P&E CONSTRUCTION SET _____
AS BUILT SET _____
DATE _____

Time: **LOT 37 SITE PHOTOMETRICS**
Project Number: _____
Drawn by: _____
Date: _____
Revised: _____

Sheet: **E-2.0**



OVERALL SITE

STATISTICS

Item	Value	Unit	Min	Max	Avg	Std Dev
Footcandle	0.1	fc	0.05	0.15	0.1	0.02
Footcandle	0.1	fc	0.05	0.15	0.1	0.02

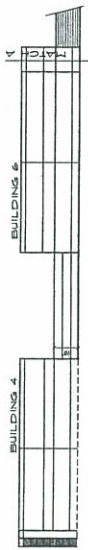
NOTE: ALL EXPOSURE PROPERTY LINE TO HAVE ILLUMINATION ON OUTSIDE PROPERTY.

LUMINAIRE SCHEDULE

Item	Qty	Description	Power	Height	Beam	Area	LF	Notes
1	1	100-WATT	100W	10'	10'	100	100	100-WATT
2	1	100-WATT	100W	10'	10'	100	100	100-WATT
3	1	100-WATT	100W	10'	10'	100	100	100-WATT
4	1	100-WATT	100W	10'	10'	100	100	100-WATT
5	1	100-WATT	100W	10'	10'	100	100	100-WATT
6	1	100-WATT	100W	10'	10'	100	100	100-WATT
7	1	100-WATT	100W	10'	10'	100	100	100-WATT
8	1	100-WATT	100W	10'	10'	100	100	100-WATT
9	1	100-WATT	100W	10'	10'	100	100	100-WATT
10	1	100-WATT	100W	10'	10'	100	100	100-WATT
11	1	100-WATT	100W	10'	10'	100	100	100-WATT
12	1	100-WATT	100W	10'	10'	100	100	100-WATT

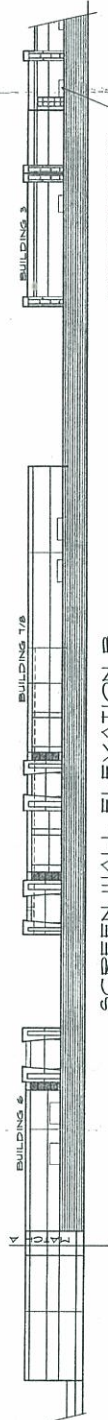
LOT 37

CASE #: PP18876, AMD. #4
EXHIBIT: P
DATED: 7/12/10
PLANNER: C. HINOJOSA



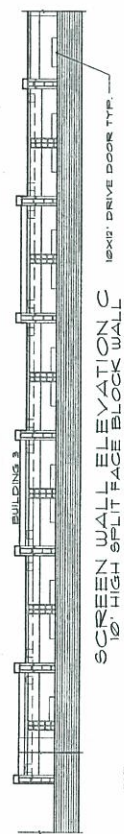
BUILDING 4
BUILDING 6
SCREEN WALL ELEVATION A
6' high conc tilt up to match buildings

SCREEN WALL ELEVATION (A)
SCALE: 1/16" = 1'-0"



BUILDING 6
BUILDING 7/B
SCREEN WALL ELEVATION B
10' HIGH SPLIT FACE BLOCK WALL

SCREEN WALL ELEVATION (B)
SCALE: 1/16" = 1'-0"



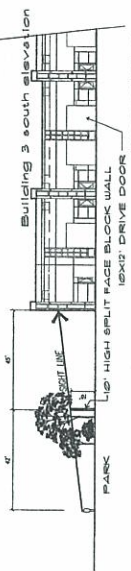
BUILDING 3
BUILDING 7/B
SCREEN WALL ELEVATION C
10' HIGH SPLIT FACE BLOCK WALL

SCREEN WALL ELEVATION (C)
SCALE: 1/16" = 1'-0"



BUILDING 7/B
BUILDING 5
SCREEN WALL ELEVATION D
10' HIGH SPLIT FACE BLOCK WALL

SCREEN WALL ELEVATION (D)
SCALE: 1/16" = 1'-0"

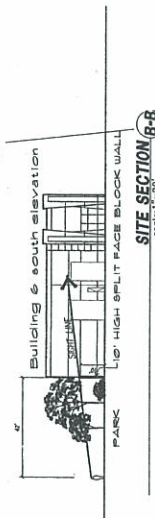


BUILDING 3 south elevation
BUILDING 5 south elevation
SCREEN WALL ELEVATION E
6' high conc tilt up to match buildings

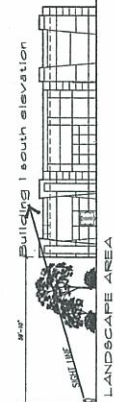
SCREEN WALL ELEVATION (E)
SCALE: 1/16" = 1'-0"



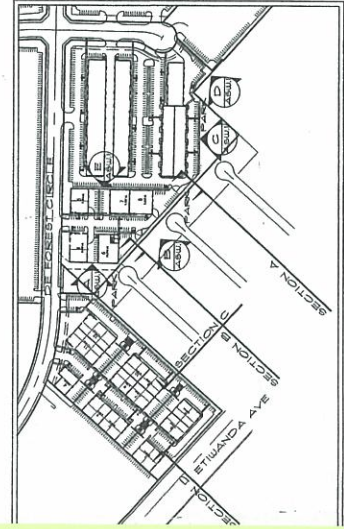
Building 7-10 west elevation
EXISTING BLOCK WALL
LANDSCAPE AREA
SITE SECTION C-C
SCALE: 1/20" = 1'-0"



Building 6 south elevation
10' HIGH SPLIT FACE BLOCK WALL
SITE SECTION B-B
SCALE: 1/20" = 1'-0"



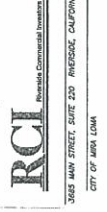
Building 1 south elevation
LANDSCAPE AREA
SITE SECTION D-D
SCALE: 1/20" = 1'-0"



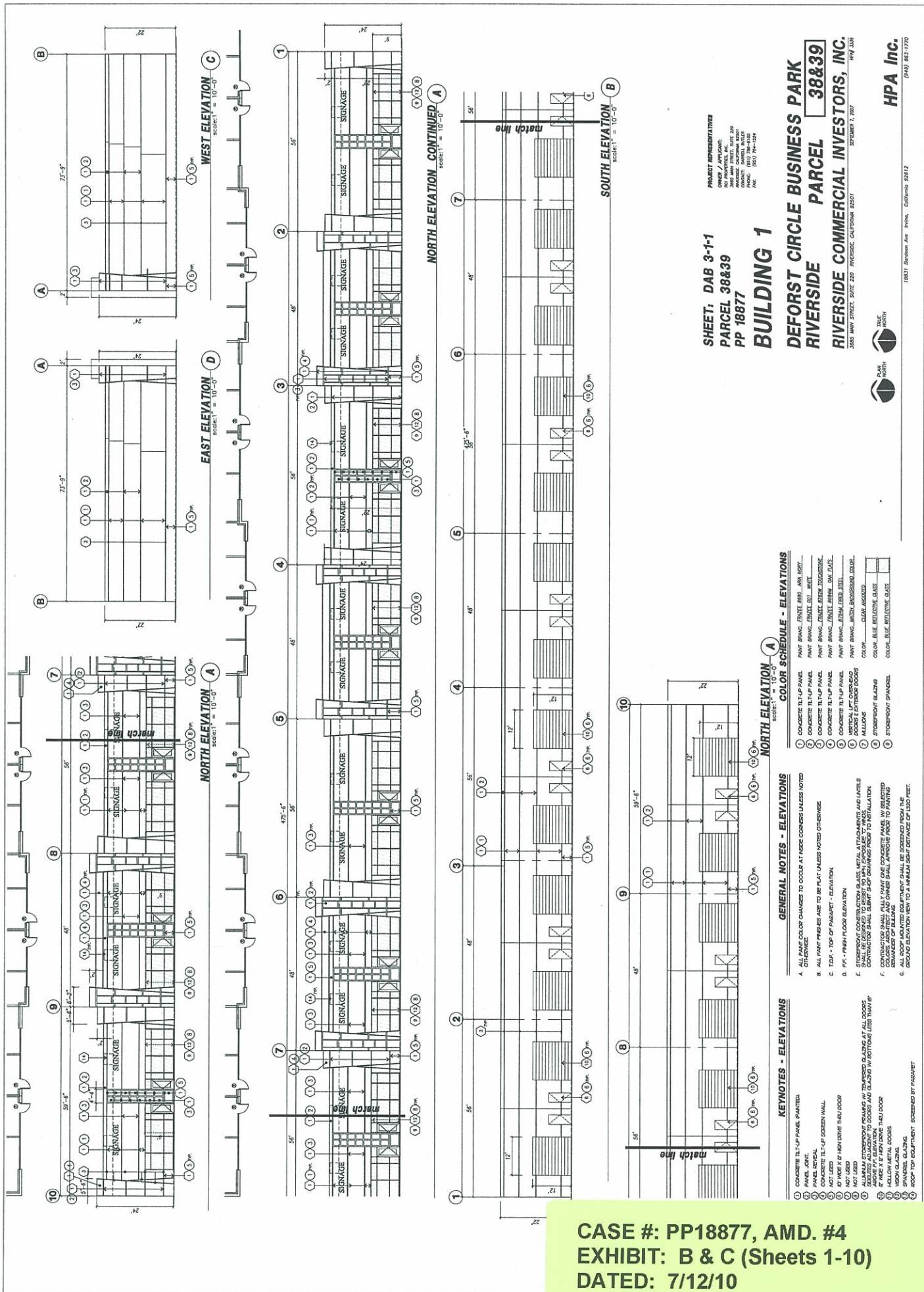
OVERALL SITE LOTS 37 & 38/39

SCREEN WALL ELEVATIONS AND SITE SECTIONS

SHEET, DAB SW-1
PARCEL 37, 38&39
PP 18876 - 18877
DEFOREST BUSINESS PARK
DAB LOT 37 38&39



CASE #: PP18876, AMD. #4
EXHIBIT: W
DATED: 7/12/10
PLANNER: C. HINOJOSA



SHEET: DAB 3-1-1
PARCEL 38&39
PP 18877

BUILDING 1

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.
 3505 MAIN STREET, SUITE 200, RIVERSIDE, CALIFORNIA 92507
 SEPTEMBER 7, 2007

HPA Inc.
 15831 Riverside Ave. Irvine, California 92612
 (949) 261-1770

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
2	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
3	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
4	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
5	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
6	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
7	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
8	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
9	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007
10	CONCRETE TILT-UP PANEL	PANT RANG. FINZE 6665. ANA 6007

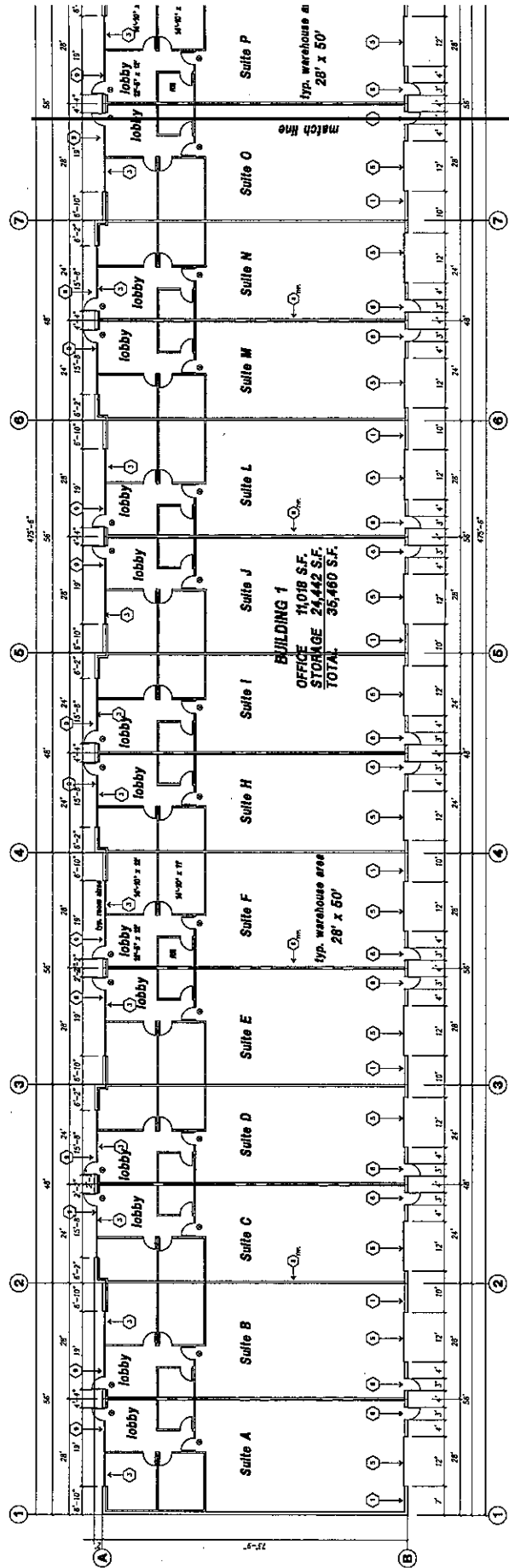
GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO COLOR AT KNOCK CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- TOP - TOP OF PARAPET - ELEVATION.
- FF - FINISH FLOOR ELEVATION.
- STORMWATER CONTRIBUTION SHALL BE METAL ATTACHMENTS AND UNITS.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL IN SELECTED COLOR OF BUILDING.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE GROUND ELEVATION VIEW TO A MINIMUM GROUND DISTANCE OF 1500 FEET.

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL PAINTED.
- PANEL JOINT.
- 1/2" TILT-UP SCREEN WALL.
- 10' WIDE X 8' HIGH DOUBLE TILT-UP DOOR.
- NOT USED.
- NOT USED.
- STORMWATER REMAINS BY THE DOOR GLAZING AT ALL DOORS.
- SCREENS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 8" WIDE X 8' HIGH DOUBLE TILT-UP DOOR.
- HOLLOW METAL DOORS.
- SPANDREL GLAZING.
- ROOF TOP EQUIPMENT SCREENED BY PARAPET.

CASE #: PP18877, AMD. #4
EXHIBIT: B & C (Sheets 1-10)
DATED: 7/12/10
PLANNER: C. HINOJOSA



FLOOR PLAN
SCALE: 1" = 8'-0"

- GENERAL NOTES - FLOOR PLAN**
- A. FINISH LOCATIONS SHALL BE APPROVED FOR FIVE (5) FEET MINIMUM.
 - B. FLOOR SLAB SHALL BE SEALED WITH "SEA HARD" OR APPROVED EQUAL.
 - C. TO BE PAINTED WITH "EPOXY" PAINTS. PAINTS SHALL BE APPLIED TO ALL EXPOSED SURFACES. PAINTS SHALL BE APPLIED TO ALL EXPOSED SURFACES. PAINTS SHALL BE APPLIED TO ALL EXPOSED SURFACES.
 - D. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 - E. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 - F. SEE CHAS. DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
 - G. FOR DOOR TYPES AND SIZES, SEE ARCH. SHEET. NOTE: ALL DOORS TO BE 1 1/2" MINIMUM CLEARANCE UNDER DOOR.
 - H. TO BE MAINTAINED INCLUDING GLASS AND TRUCKS.
 - I. FINISH WORK SHALL BE MAINTAINED BY WALL FINISHES IN ALL CASES.
 - J. NO ACCESSORIES IN THIS PROJECT.

- KEY/NOTES - FLOOR PLAN**
1. CONCRETE TIE-UP PANEL, SEE "S" DRAWINGS FOR REDNESS AND STRUCT. REQUIREMENTS.
 2. STRUCTURAL STEEL COLUMN, SEE "S" DRAWINGS FOR SIZE.
 3. FINISH FLOOR, SEE ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
 4. EXIST. LINE SURVEY.
 5. 2" x 4" TRUCK DOOR, METAL, LIFT, STANDARD GRADE.
 6. 2" x 4" FELLOW WITH EXTERIOR MAIN DOOR.
 7. ALL EXTERIOR MAIN DOORS TO BE MAINTAINED AND REPAIRED TO THE CITY REQUIREMENTS. PROVIDE TRAIL TO HARD SURFACE PER CITY REQUIREMENTS.
 8. SEAL EXTERIOR WALL.
 9. UNPAINTED EXTERIOR JOINT.
 10. SPANREL CLASS.

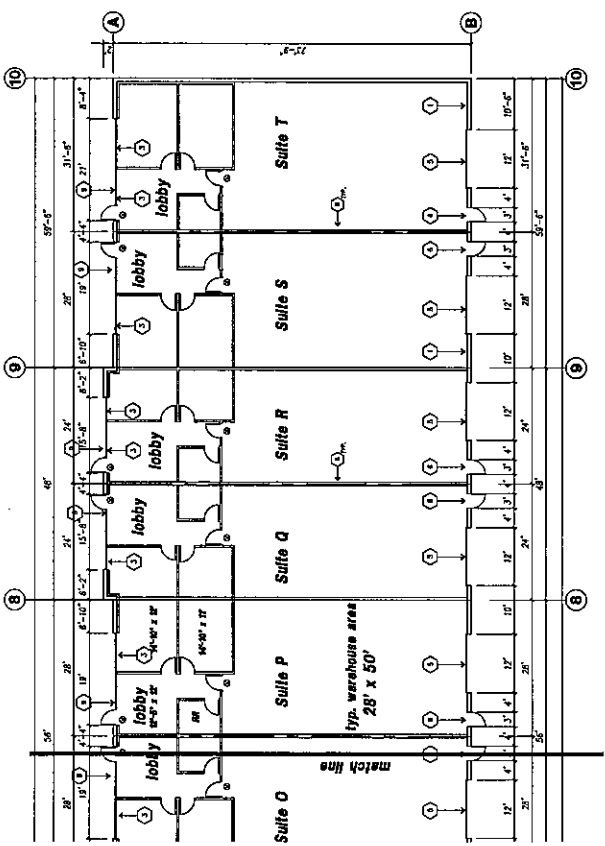
SHEET, DAB 2-1-1
PARCEL 38&39
PP 19877

BUILDING 1

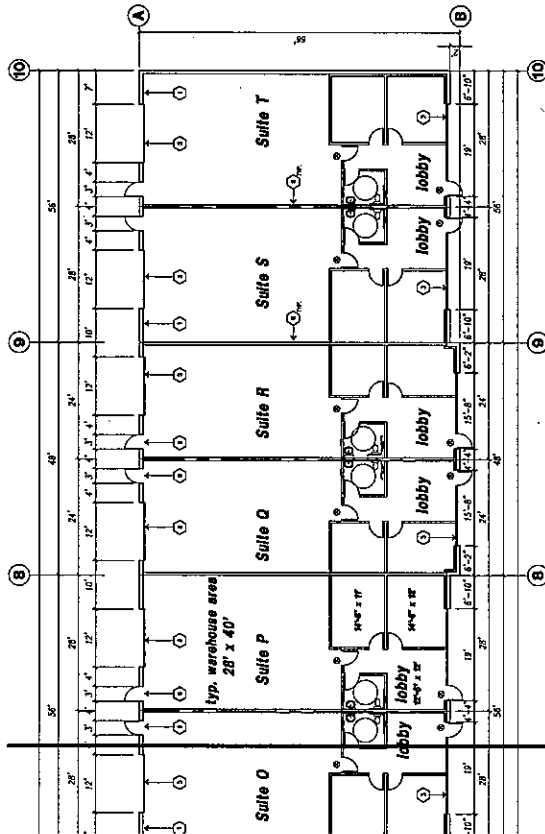
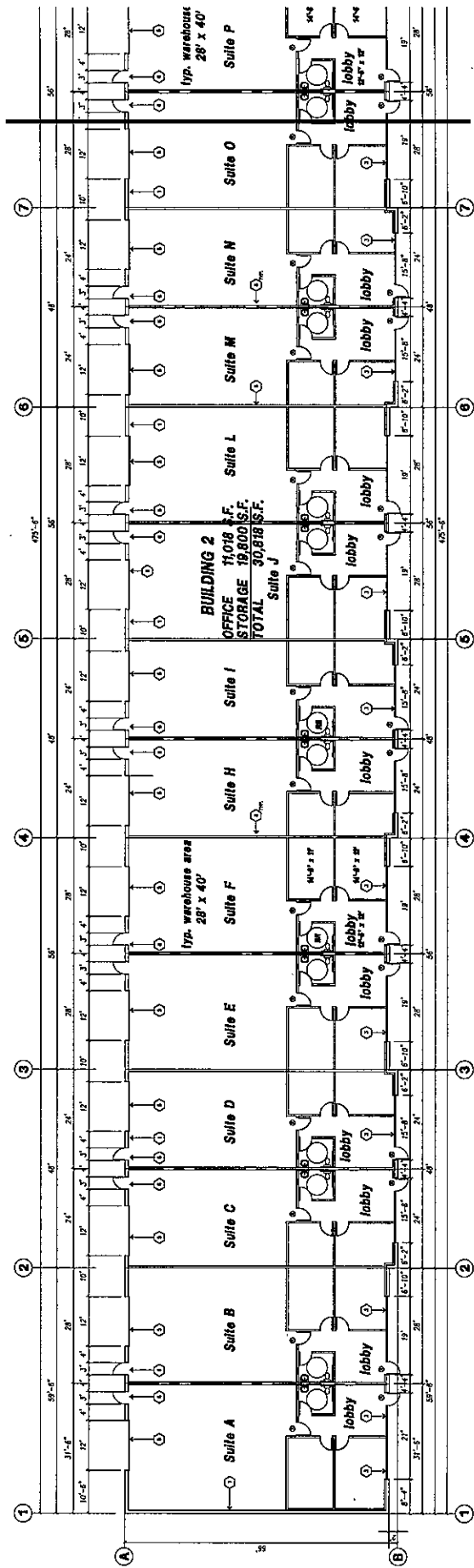
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE

PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

3800 VAN STREET, SUITE 220 RIVERSIDE, CALIFORNIA 92501
PHONE: (951) 794-1200
FAX: (951) 794-1200



FLOOR PLAN
SCALE: 1" = 8'-0"



GENERAL NOTES - FLOOR PLAN

1. ALL WORK SHALL BE APPROVED FOR THE DEPARTMENT.
2. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
3. ALL WALLS AND CONCRETE SHALL BE PAINTED WITH WALL COLLARS ARE TO BE PAINTED WITH ALL SURF. ALL WALLS IN WAREHOUSE TO RECEIVE FINISH.
4. SLOPE FLOOR 1/8" TO 1" TO EXTERIOR AT ALL EXTERIOR DOORS. SEE "S" DRAWING FOR FLOOR FINISH.
5. FLOOR FINISH SHALL BE AS NOTED. NOTE: ALL DOORS FOR SUITES SHALL BE SET AS NOTED.
6. ALL DOORS SHALL BE 1-1/2" MIN. CLEARANCE UNDER DOOR.
7. SEE OTHER DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
8. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
9. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
10. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
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17. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
18. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
19. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.
20. ALL CONCRETE SHALL BE CAST WITH REINFORCING BARS.

KEYNOTES - FLOOR PLAN

1. 1/2" DIA. HANGERS FOR ROOFING.
2. 1/2" DIA. HANGERS FOR ROOFING.
3. 1/2" DIA. HANGERS FOR ROOFING.
4. 1/2" DIA. HANGERS FOR ROOFING.
5. 1/2" DIA. HANGERS FOR ROOFING.
6. 1/2" DIA. HANGERS FOR ROOFING.
7. 1/2" DIA. HANGERS FOR ROOFING.
8. 1/2" DIA. HANGERS FOR ROOFING.
9. 1/2" DIA. HANGERS FOR ROOFING.
10. 1/2" DIA. HANGERS FOR ROOFING.
11. 1/2" DIA. HANGERS FOR ROOFING.
12. 1/2" DIA. HANGERS FOR ROOFING.
13. 1/2" DIA. HANGERS FOR ROOFING.
14. 1/2" DIA. HANGERS FOR ROOFING.
15. 1/2" DIA. HANGERS FOR ROOFING.
16. 1/2" DIA. HANGERS FOR ROOFING.
17. 1/2" DIA. HANGERS FOR ROOFING.
18. 1/2" DIA. HANGERS FOR ROOFING.
19. 1/2" DIA. HANGERS FOR ROOFING.
20. 1/2" DIA. HANGERS FOR ROOFING.

**SHEET, DAB 2-1-2
PARCEL 38&39
PP 16877**

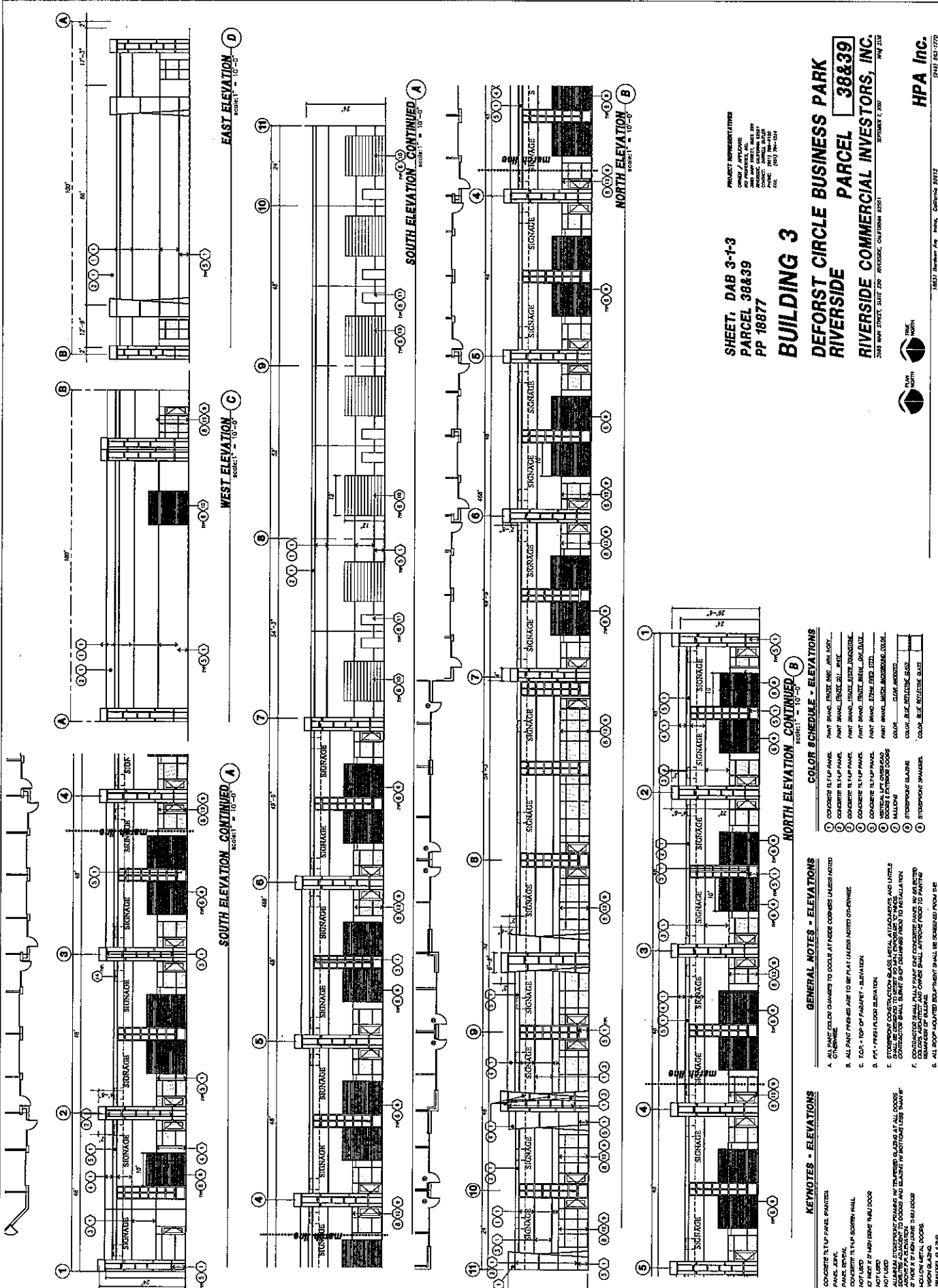
**BUILDING 2
DEFORT CIRCLE BUSINESS PARK
RIVERSIDE**

**PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.**

DATE: 7/20/01
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN
DATE: 7/20/01

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





SHEET: DAB 3-1-3
 PARCEL 38&39
 PP 18877

BUILDING 3
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

330 WEST STREET, SUITE 220, RIVERSIDE, CALIFORNIA 92501
 SHEET 1 OF 2
 HPA Inc.
 (949) 501-1770

GENERAL NOTES - ELEVATIONS

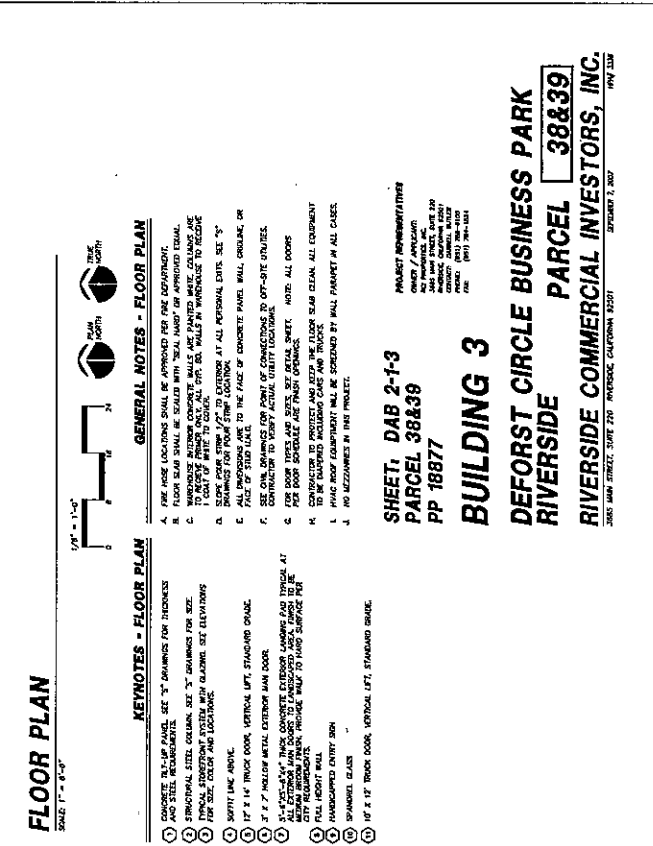
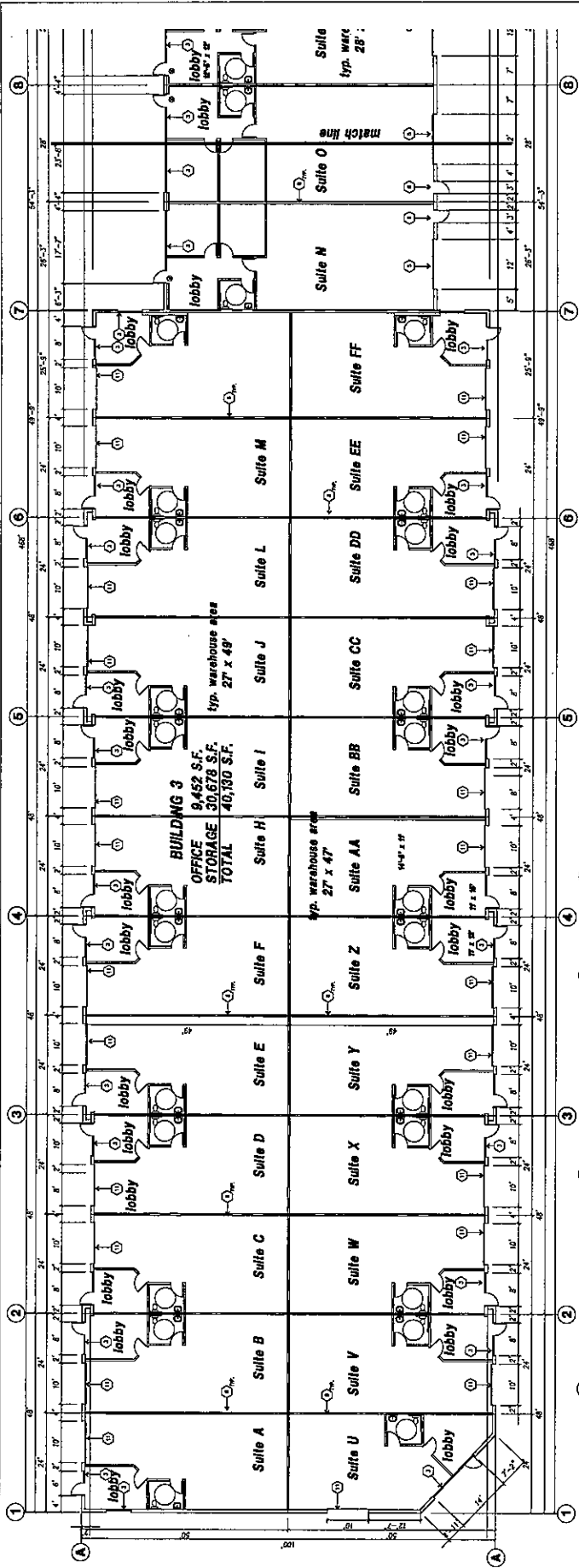
1. CONCRETE TILT-UP PANELS WITH TYPICAL FINISHES AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. TOP - TOP OF FINISH FLOOR - FINISH FLOOR.
4. FINISH FLOOR ELEVATION.
5. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES SHALL BE INSTALLED TO BEAR ON FINISH FLOOR TO PREVENT ANY CRACKING OR DEFLECTION.
6. COLOR SCHEDULE SHALL APPLY TO ALL MATERIALS UNLESS OTHERWISE NOTED.
7. COLOR SCHEDULE SHALL APPLY TO ALL MATERIALS UNLESS OTHERWISE NOTED.
8. SECOND ELEVATION VIEW TO A PARALLEL OFFSET OF 300 FEET.

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANELS
2. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
3. PAINT FINISH
4. CONCRETE TILT-UP CORNER WALL
5. NOT USED
6. FINISH FLOOR ELEVATION
7. NOT USED
8. ALUMINUM SUBSTITUTION PANELS WITH TYPICAL FINISHES AT ALL CORNERS UNLESS NOTED OTHERWISE
9. PAINT FINISH
10. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
11. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
12. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
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16. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
17. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
18. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
19. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES
20. STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	COLOR
1	CONCRETE TILT-UP PANELS	CONCRETE
2	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
3	PAINT FINISH	FLAT WHITE
4	CONCRETE TILT-UP CORNER WALL	CONCRETE
5	NOT USED	
6	FINISH FLOOR ELEVATION	
7	NOT USED	
8	ALUMINUM SUBSTITUTION PANELS WITH TYPICAL FINISHES AT ALL CORNERS UNLESS NOTED OTHERWISE	ALUMINUM
9	PAINT FINISH	FLAT WHITE
10	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
11	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
12	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
13	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
14	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
15	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
16	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
17	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
18	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
19	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK
20	STORMWATER COLLECTION GLASS METAL ATTACHMENTS AND LATHES	BLACK



FLOOR PLAN
SCALE: 1" = 8'-0"

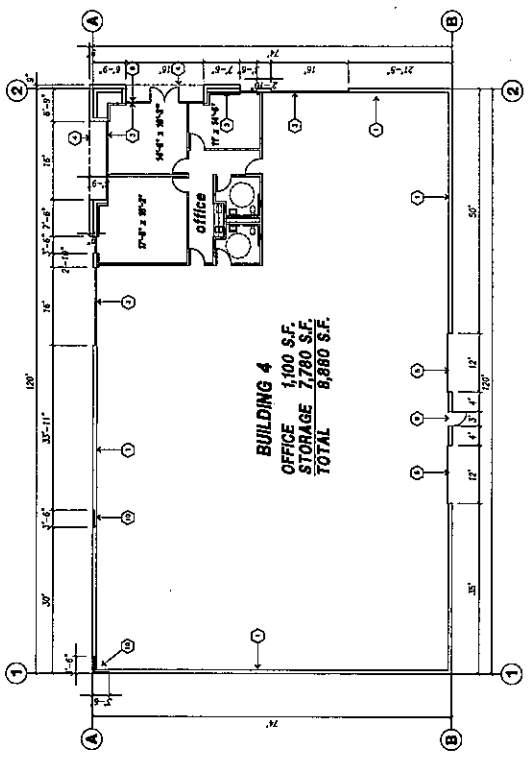
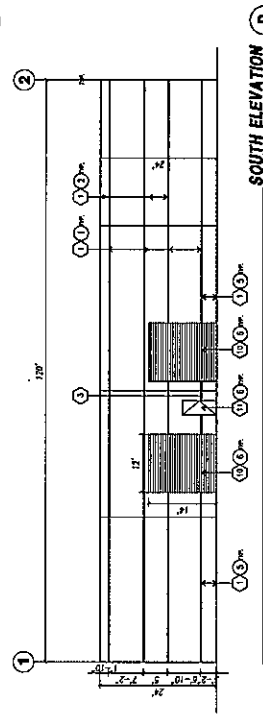
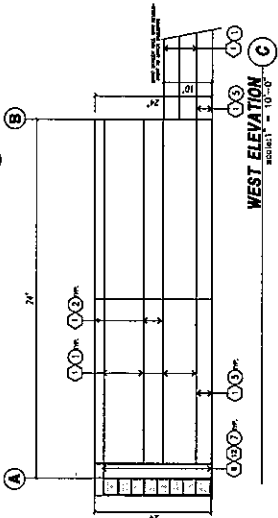
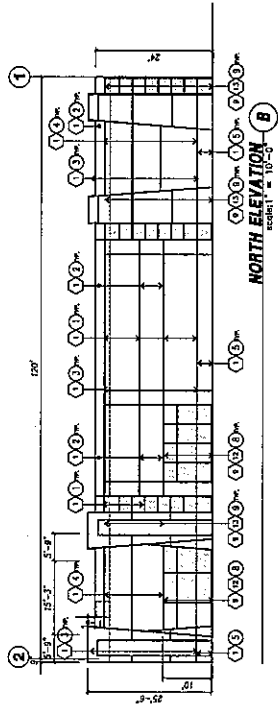
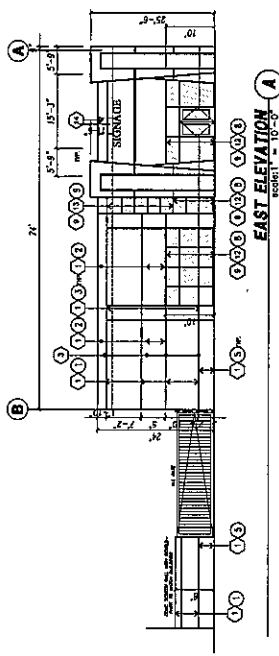
- KEYNOTES - FLOOR PLAN**
- 1. DOOR SWING: INDICATED BY ARC AND NUMBER.
 - 2. WINDOW: INDICATED BY ARC AND NUMBER.
 - 3. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 4. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 5. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 6. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 7. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 8. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 9. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 10. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
 - 11. TYPICAL WINDOW: SEE "3" DRAWING FOR SIZE.
- GENERAL NOTES - FLOOR PLAN**
- A. FIRE HOSE LOCATIONS SHALL BE APPROVED FOR THE DEPARTMENT.
 - B. ALL WALLS SHALL BE CONCRETE MASONRY UNLESS OTHERWISE NOTED.
 - C. MASONRY ABOVE CONCRETE SHALL BE PAINTED WITH ENAMEL TO RESIST TO WATER PENETRATION. ALL OUTSIDE WALLS IN WAREHOUSE ARE TO BE CONCRETE BLOCK WITH 2" POLYSTYRENE INSULATION TO RESIST TO WATER PENETRATION. ALL OUTSIDE WALLS IN WAREHOUSE ARE TO BE CONCRETE BLOCK WITH 2" POLYSTYRENE INSULATION TO RESIST TO WATER PENETRATION.
 - D. SLOPE FLOOR 1/4" TO 1" TO EXTERIOR AT ALL PERIPHERAL ENDS. SEE "3" DRAWING FOR FLOOR FINISH LOCATIONS.
 - E. FLOOR FINISH: TO THE FACE OF CONCRETE FLOOR SLAB UNLESS OTHERWISE NOTED.
 - F. SEE ONE DRAWING FOR POINT OF CONNECTION TO OFF-SITE UTILITIES.
 - G. SEE ONE DRAWING FOR POINT OF CONNECTION TO OFF-SITE UTILITIES.
 - H. CONDUCTOR TO PROTECT AND ENTER THE FLOOR SLAB CLEAR. ALL CONDUIT FOR FLOOR SERVICE ARE TO BE INSTALLED IN THIS MANNER. NOTE: ALL DOORS FOR FLOOR SERVICE ARE TO BE INSTALLED IN THIS MANNER.
 - I. HANG DOOR COUNTERPARTY SHALL BE SECURED BY WALL, PARALLEL IN ALL CASES.
 - J. NO MEZZANINES IN THIS PROJECT.

SHEET: DAB 2-F-3
PARCEL 38&39
PP 18877

BUILDING 3
DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

3800 MAIN STREET, SUITE 270 RIVERSIDE, CALIFORNIA 92501
PROJECT REPRESENTATIVE
ONDA / ARCHITECT
1400 UNIVERSITY AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92507
PHONE: (951) 509-1000
FAX: (951) 509-1001

19821 Downey Ave. Torrance, California 90504
HPA Inc.
0140 863-1770



FLOOR PLAN & BUILDING FOOTPRINT



GENERAL NOTES - FLOOR PLAN

1. THE FLOOR FINISHES SHALL BE APPROVED FOR THE CONTRACTOR.
2. ALL WALLS SHALL BE CONCRETE ON A 4" THICK CONCRETE SLAB ON GRADE.
3. WINDOW AND DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN UNLESS NOTED OTHERWISE.
4. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS.
5. FLOOR FINISH SHALL BE 1/2" GYPSUM BOARD ON JOISTS OR STUDS.
6. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS.
7. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS.
8. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS.
9. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS.
10. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS OR JOISTS.

KEYNOTES - FLOOR PLAN

1. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
2. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
3. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
4. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
5. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
6. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
7. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
8. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
9. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.
10. 1/2" x 1/2" TRUSS DOOR, METAL LIFT, STAIRWELL DOOR.

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL.
2. CONCRETE TILT-UP PANEL.
3. CONCRETE TILT-UP PANEL.
4. CONCRETE TILT-UP PANEL.
5. CONCRETE TILT-UP PANEL.
6. CONCRETE TILT-UP PANEL.
7. CONCRETE TILT-UP PANEL.
8. CONCRETE TILT-UP PANEL.
9. CONCRETE TILT-UP PANEL.
10. CONCRETE TILT-UP PANEL.

GENERAL NOTES - ELEVATIONS

1. ALL PANEL COLORS CHANGES TO COVER AT THESE COORDINATES UNLESS NOTED OTHERWISE.
2. ALL PANEL FINISHES ARE TO BE PLAIN UNLESS NOTED OTHERWISE.
3. 1/2" x 1/2" TRUSS DOOR.
4. 1/2" x 1/2" TRUSS DOOR.
5. 1/2" x 1/2" TRUSS DOOR.
6. 1/2" x 1/2" TRUSS DOOR.
7. 1/2" x 1/2" TRUSS DOOR.
8. 1/2" x 1/2" TRUSS DOOR.
9. 1/2" x 1/2" TRUSS DOOR.
10. 1/2" x 1/2" TRUSS DOOR.

COLOR SCHEDULE - ELEVATIONS

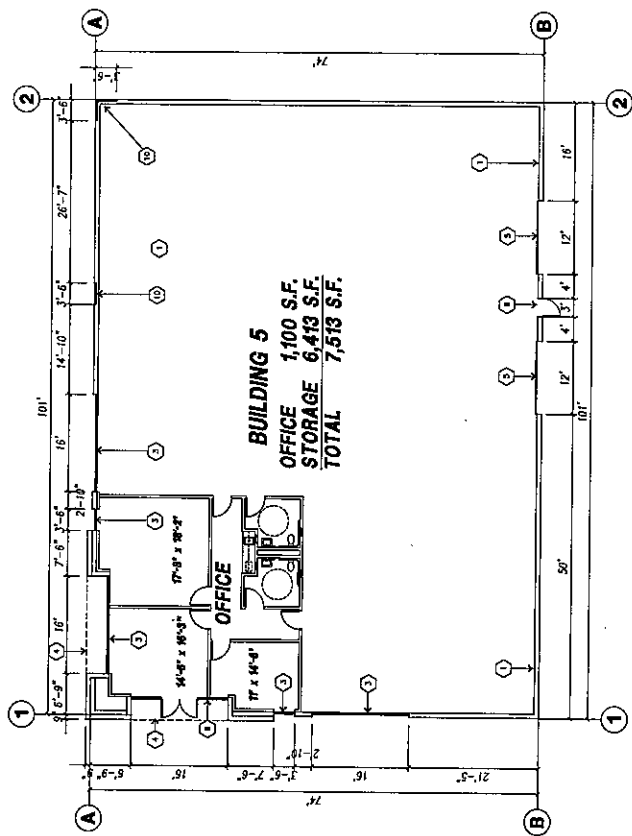
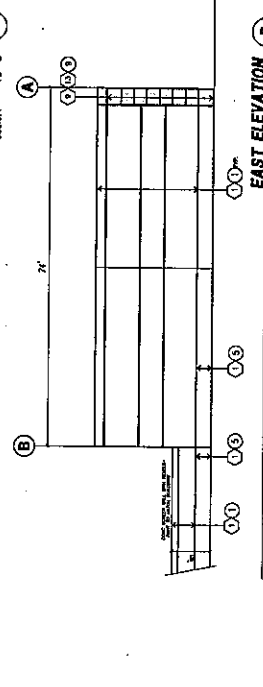
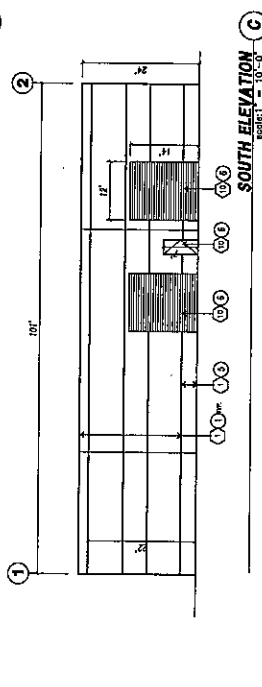
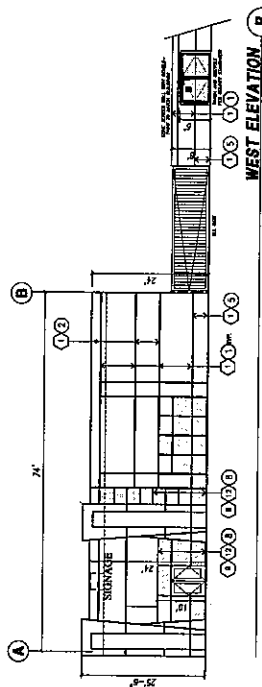
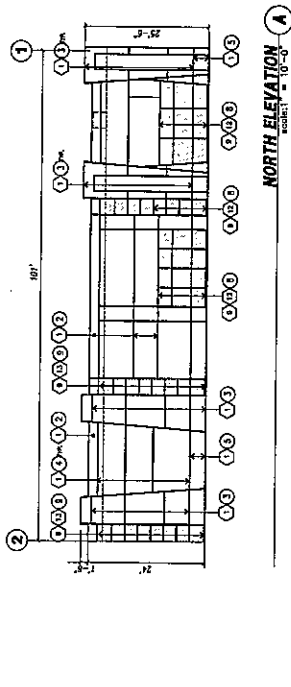
KEYNOTE	DESCRIPTION	COLOR
1	CONCRETE TILT-UP PANEL	CONCRETE
2	CONCRETE TILT-UP PANEL	CONCRETE
3	CONCRETE TILT-UP PANEL	CONCRETE
4	CONCRETE TILT-UP PANEL	CONCRETE
5	CONCRETE TILT-UP PANEL	CONCRETE
6	CONCRETE TILT-UP PANEL	CONCRETE
7	CONCRETE TILT-UP PANEL	CONCRETE
8	CONCRETE TILT-UP PANEL	CONCRETE
9	CONCRETE TILT-UP PANEL	CONCRETE
10	CONCRETE TILT-UP PANEL	CONCRETE

SHEET, DAB 2-1-4
PARCEL 38&39
PP 18877
BUILDING 4

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

HPA Inc.

18877 Riverside Ave., Irvine, California 92612
(949) 861-1726



FLOOR PLAN & BUILDING FOOTPRINT

SCALE: 1" = 8'-0"



KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL, SEE "E" DIMENSIONS FOR FINISHES
2. CONCRETE TILT-UP PANEL, SEE "E" DIMENSIONS FOR FINISHES
3. STRUCTURAL STEEL COLUMN, SEE "E" DIMENSIONS FOR SIZE
4. WALL, SEE "E" DIMENSIONS FOR FINISHES
5. 1/2" x 1/2" TRUCK DOOR, INTERNAL, W/IT. STAIRWELL DOOR
6. 2" x 7" HOLLOW METAL EXTERIOR MAN DOOR
7. 2" x 7" HOLLOW METAL EXTERIOR MAN DOOR
8. ALL EXTERIOR WALLS TO BE CONCRETE TILT-UP PANEL WITH 1/2" x 1/2" TRUCK DOOR, INTERNAL, W/IT. STAIRWELL DOOR
9. WALL, SEE "E" DIMENSIONS FOR FINISHES
10. UNBARRICADED ENTRY DOOR
11. SPANDED GLASS

GENERAL NOTES - FLOOR PLAN

1. FINISH LOCATIONS SHALL BE APPROVED BY THE ARCHITECT
2. FLOOR SLAB SHALL BE SEALED WITH "SEAL BOND" BY APPROVED QUALITY
3. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE, CEILING ARE 1 COAT OF WHITE TO CONCRETE
4. BARS SHALL BE 1/2" TO CONCRETE AT ALL PERSONAL ENDS, SEE "E"
5. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
7. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
9. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
10. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
11. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
12. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
13. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
14. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
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16. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
17. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
18. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
19. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST
20. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, COLUMN, OR FACE OF STEEL JOIST

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL, FINISHES
2. PANEL, FINISHES
3. CONCRETE TILT-UP PANEL, FINISHES
4. CONCRETE TILT-UP PANEL, FINISHES
5. CONCRETE TILT-UP PANEL, FINISHES
6. CONCRETE TILT-UP PANEL, FINISHES
7. CONCRETE TILT-UP PANEL, FINISHES
8. CONCRETE TILT-UP PANEL, FINISHES
9. CONCRETE TILT-UP PANEL, FINISHES
10. CONCRETE TILT-UP PANEL, FINISHES
11. CONCRETE TILT-UP PANEL, FINISHES
12. CONCRETE TILT-UP PANEL, FINISHES
13. CONCRETE TILT-UP PANEL, FINISHES
14. CONCRETE TILT-UP PANEL, FINISHES
15. CONCRETE TILT-UP PANEL, FINISHES
16. CONCRETE TILT-UP PANEL, FINISHES
17. CONCRETE TILT-UP PANEL, FINISHES
18. CONCRETE TILT-UP PANEL, FINISHES
19. CONCRETE TILT-UP PANEL, FINISHES
20. CONCRETE TILT-UP PANEL, FINISHES

GENERAL NOTES - ELEVATIONS

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
3. TOP OF FINISH - ELEVATION
4. FINISH - ELEVATION
5. STORMWATER COLLECTION BASIN, METAL, STEEL, GALVANIZED, AND UNPAINTED
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

COLOR SCHEDULE - ELEVATIONS

KEYNOTE	DESCRIPTION	COLOR
1	CONCRETE TILT-UP PANEL	CONCRETE
2	CONCRETE TILT-UP PANEL	CONCRETE
3	CONCRETE TILT-UP PANEL	CONCRETE
4	CONCRETE TILT-UP PANEL	CONCRETE
5	CONCRETE TILT-UP PANEL	CONCRETE
6	CONCRETE TILT-UP PANEL	CONCRETE
7	CONCRETE TILT-UP PANEL	CONCRETE
8	CONCRETE TILT-UP PANEL	CONCRETE
9	CONCRETE TILT-UP PANEL	CONCRETE
10	CONCRETE TILT-UP PANEL	CONCRETE
11	CONCRETE TILT-UP PANEL	CONCRETE
12	CONCRETE TILT-UP PANEL	CONCRETE
13	CONCRETE TILT-UP PANEL	CONCRETE
14	CONCRETE TILT-UP PANEL	CONCRETE
15	CONCRETE TILT-UP PANEL	CONCRETE
16	CONCRETE TILT-UP PANEL	CONCRETE
17	CONCRETE TILT-UP PANEL	CONCRETE
18	CONCRETE TILT-UP PANEL	CONCRETE
19	CONCRETE TILT-UP PANEL	CONCRETE
20	CONCRETE TILT-UP PANEL	CONCRETE

SHEET, DAB 2-1-5
PARCEL 38&39
PP 18877

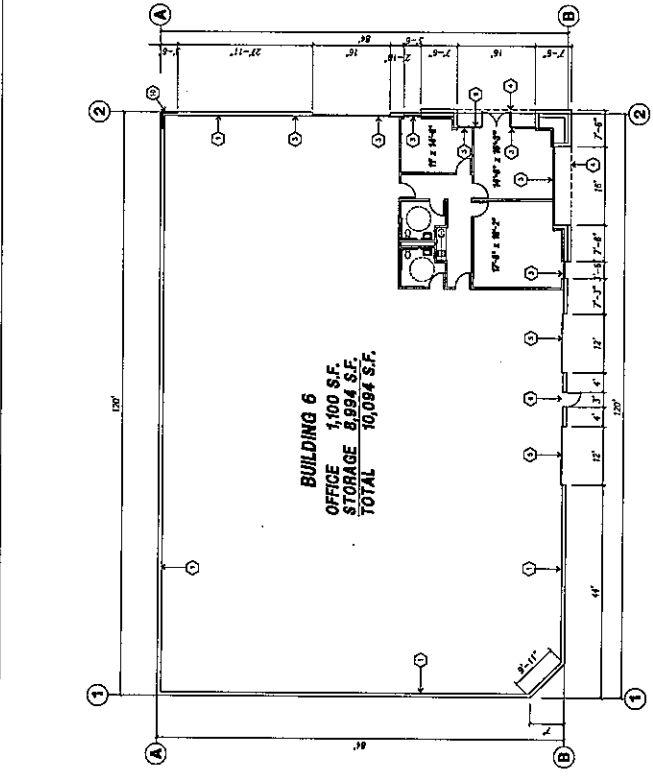
BUILDING 5

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.

DATE: 07/20/2007

3000 NEW STREET, SUITE 200, PROVO, UTAH 84601

HPA Inc.
(919) 483-1720



BUILDING 6
 OFFICE 1,100 S.F.
 STORAGE 8,994 S.F.
 TOTAL 10,094 S.F.

FLOOR PLAN & BUILDING FOOTPRINT

SCALE 1" = 4'-0"



KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL, SEE "S" DIMENSIONS FOR THICKNESS.
2. PAINT, ENAMEL.
3. STRUCTURAL STEEL COLUMN, SEE "S" DIMENSIONS FOR SIZE.
4. TYPICAL STORAGE SYSTEM WITH GLASSING, SEE ELEVATIONS FOR SIZE, COLOR AND LOCATION.
5. SPARTI ENK ABOVE.
6. 12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE.
7. 2'-0" x 2'-0" THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOOR AND WINDOW SIZES TO LANDSCAPED AREA, FINISH TO BE CITY REQUIREMENTS.
8. HOLLOW METAL DOORS.
9. HOLLOW METAL DOORS.
10. SPARKER GLASS.

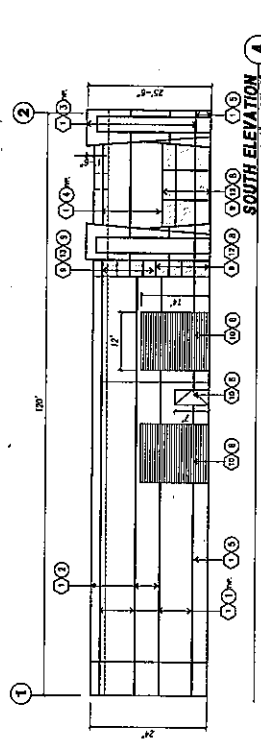
GENERAL NOTES - FLOOR PLAN

- A. THESE LOCATIONS SHALL BE APPROVED FOR THE SUBMITTAL.
- B. FLOOR SLAB SHALL BE SLOPED WITH "REAL ROOF" OR APPROVED EQUAL.
- C. TO BE SLOPED AWAY FROM ALL EXTERIOR WALLS IN ORDER TO PREVENT WATER FROM PENETRATING INTO WALLS.
- D. SLOPE AWAY FROM ALL EXTERIOR WALLS IN ORDER TO PREVENT WATER FROM PENETRATING INTO WALLS.
- E. FINISH FLOOR SHALL BE TO THE FACE OF CONCRETE PANEL WALL, ENROUTE, OR TO THE FACE OF CONCRETE PANEL WALL, ENROUTE.
- F. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- G. FOR DOOR SIZES, SEE ARCHITECTURAL SHEET. NOTE: ALL DOORS TO BE SLOPED INCLUDING OVERS AND TRUCKS.
- H. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL DEBRIS TO BE REMOVED AND TRUCKS TO BE SLOPED AWAY FROM ALL DEBRIS.
- I. ALL MEASUREMENTS SHALL BE TAKEN FROM THE FACE OF THE WALL.
- J. NO MEASUREMENTS IN THIS PROJECT.

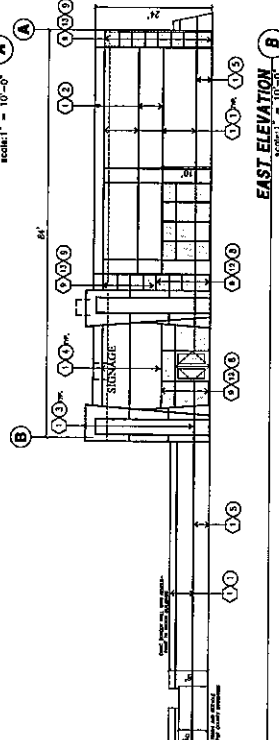
SHEET, DAB 2-1-6
PARCEL 38&39
PP 18877
BUILDING 6

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE
PARCEL 38&39
RIVERSIDE COMMERCIAL INVESTORS, INC.
 3800 NEW STREET, SUITE 700, RIVERSIDE, CALIFORNIA 92507
 97/08/07.12.2017

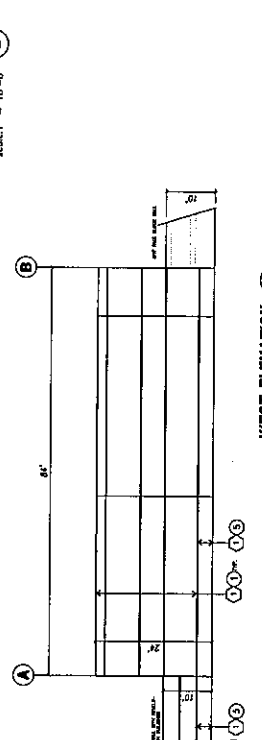
HPA Inc.
 16321 Redwood Ave, Irvine, California 92612
 (949) 451-1778



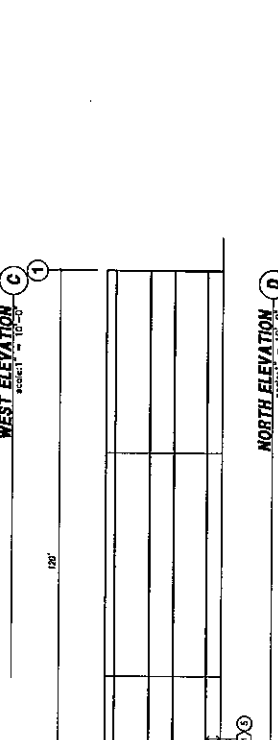
SOUTH ELEVATION
 SECTION - 10-0-0



EAST ELEVATION
 SECTION - 10-0-0



WEST ELEVATION
 SECTION - 10-0-0



NORTH ELEVATION
 SECTION - 10-0-0

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL PAINTER
2. PAINT, ENAMEL
3. STRUCTURAL STEEL COLUMN
4. TYPICAL STORAGE SYSTEM WITH GLASSING
5. SPARTI ENK ABOVE
6. 12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE
7. 2'-0" x 2'-0" THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOOR AND WINDOW SIZES TO LANDSCAPED AREA, FINISH TO BE CITY REQUIREMENTS
8. HOLLOW METAL DOORS
9. HOLLOW METAL DOORS
10. SPARKER GLASS

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO COLOR AT THESE LOCATIONS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. TOP OF FINISH FLOOR ELEVATION.
- D. FINISH FLOOR ELEVATION.
- E. STORMWATER COLLECTION BLASS, METAL ATTACHMENTS AND UNITS.
- F. CONTRACTOR SHALL VERIFY PAINT AND FINISHES TO BE SELECTED TO MATCH THE COLOR OF THE EXISTING BUILDING.
- G. ALL PAINT MATERIALS SHALL BE SUPPLIED FROM THE SAME MANUFACTURER TO A MINIMUM 50% USE FINISH UP USED PAINT.

COLOR SCHEDULE - ELEVATIONS

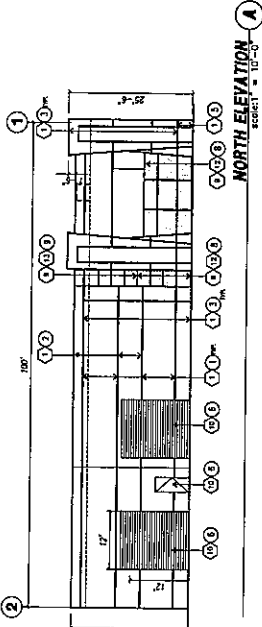
KEYNOTE	CONCRETE TILT-UP PANEL	PAINT, ENAMEL	STRUCTURAL STEEL COLUMN	TYPICAL STORAGE SYSTEM WITH GLASSING	SPARTI ENK ABOVE	12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE	2'-0" x 2'-0" THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOOR AND WINDOW SIZES TO LANDSCAPED AREA, FINISH TO BE CITY REQUIREMENTS	HOLLOW METAL DOORS	HOLLOW METAL DOORS	SPARKER GLASS
1	CONCRETE TILT-UP PANEL	PAINT, ENAMEL	STRUCTURAL STEEL COLUMN	TYPICAL STORAGE SYSTEM WITH GLASSING	SPARTI ENK ABOVE	12" x 14" TRUCK DOOR, VERTICAL LIFT, STAMPED GAUGE	2'-0" x 2'-0" THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL DOOR AND WINDOW SIZES TO LANDSCAPED AREA, FINISH TO BE CITY REQUIREMENTS	HOLLOW METAL DOORS	HOLLOW METAL DOORS	SPARKER GLASS

KEYNOTES - FLOOR PLAN

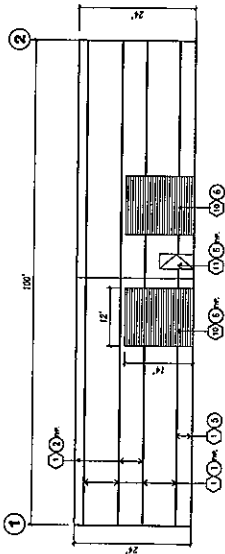
- 1 CONCRETE TILT-UP PANEL, SEE "Y" GRADING FOR FINISHES AND STEEL REINFORCERS
- 2 STRUCTURAL STEEL COLUMN, SEE "Y" DRAWINGS FOR SIZE
- 3 FINISH FLOOR, COLOR AND MATERIAL
- 4 FINISH WALL, COLOR AND MATERIAL
- 5 SMOOTH LINE FINISH
- 6 1/2" x 1/4" TRUSS CORN, VERTICAL UP, STANDARD GRADE
- 7 3" x 7" FLOOR METAL EXTERIOR WALK DOOR
- 8 1/2" x 1/4" TRUSS CORN, VERTICAL UP, STANDARD GRADE
- 9 ALL EXTERIOR WALLS TO BE CONCRETE BLOCK, 8" MIN. AT CITY REQUIREMENTS. PROVIDE WALK TO HARD SURFACE FOR TRUCK ENCLOSURE.
- 10 HANGUPPED ENTRY SIGN
- 11 SPANNER GLASS

GENERAL NOTES - FLOOR PLAN

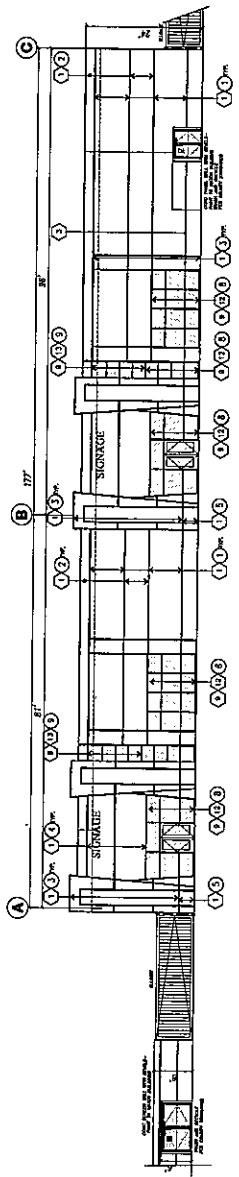
- A. FIRE RISE LOCATIONS SHALL BE APPROVED FOR THE DEPARTMENT.
- B. FLOOR SLAB SHALL BE SLOPED WITH "ZERO SLOPE" OR APPROVED EQUAL.
- C. WORKING INTERIOR CORNER WALLS ARE PAINTED WHITE, COLUMN ARE 1' OUTLET OF WHITE TO CORNER.
- D. SLOPE FLOOR STEP 1/2" TO EXTERIOR AT ALL PERSONAL UTILITY, SEE "3" DRAWINGS FOR FLOOR STEP LOCATIONS.
- E. FACE OF STEEL WALK TO THE FACE OF CONCRETE PANEL WALL, OVERLAP OR CONNECTION TO VERIFY ACTUAL UTILITY LOCATIONS.
- F. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- G. FOR DOOR SCHEDULES AND FINISH SCHEDULES, SEE "C" AND "D" DRAWINGS.
- H. CONTRACTOR TO PROTECT AND REPAIR THE FLOOR SLAB OVER ALL COMPARTMENT TO BE SHIPPED THROUGH USE AND TRUCK.
- I. TRUCK DOOR COMPARTMENT SHALL BE SCHEDULED BY WALL FINISH IN ALL CASES.



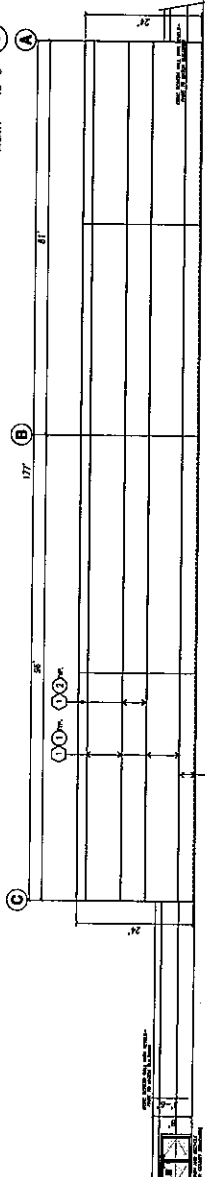
NORTH ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"



WEST ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"

KEYNOTES - ELEVATIONS

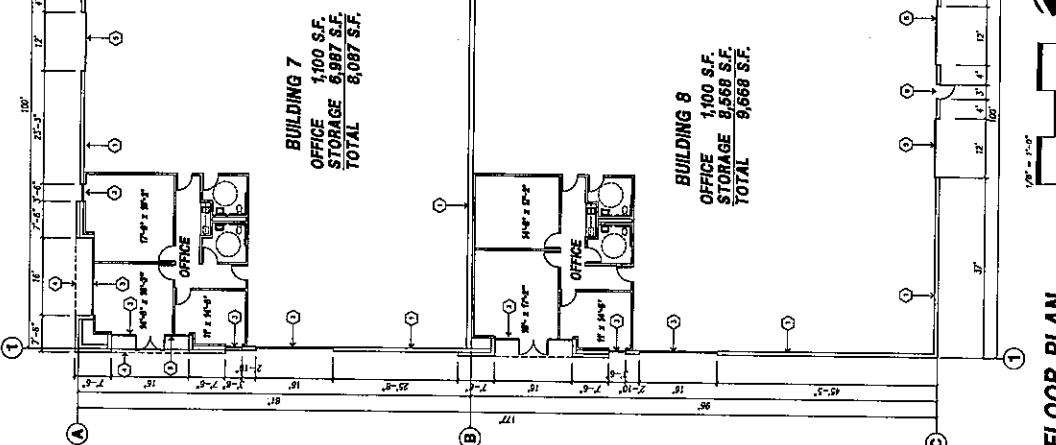
- 1 CONCRETE TILT-UP PANEL, PAINTED
- 2 WALL CORNER
- 3 CONCRETE TILT-UP CORNER WALL
- 4 NOT USED
- 5 ALUMINUM EXTRUDED FINISHED BY TRUSS CORN AT ALL CORNERS
- 6 1/2" x 1/4" TRUSS CORN, VERTICAL UP, STANDARD GRADE
- 7 HANGUPPED ENTRY SIGN
- 8 SPANNER GLASS
- 9 ROOF TOP EQUIPMENT, SCHEDULED BY FINISH

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT THESE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE PLAT UNLESS NOTED OTHERWISE.
- C. TOP - TOP OF FINISH FLOOR - ELEVATION
- D. FIN - FINISH FLOOR ELEVATION
- E. UNIFORM CONSTRUCTION SHALL BE MAINTAINED AT ALL CORNERS AND UNLESS CONTRACTOR SHALL VERIFY AND CORRECT FROM TO INSTALLATION.
- F. CONTRACTOR SHALL FILL PAINT ONE CONCRETE PANEL, IF SELECTED FINISH OF PANELS. FINISHES SHALL APPROVE FINISH TO FINISH.
- G. FINISHES SHALL BE OBTAINED FROM THE MANUFACTURER'S SPECIFICATIONS.

COLOR SCHEDULE - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. GR. BR. UNZ.
- 2 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. GR. BR. UNZ.
- 3 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. GR. BR. UNZ.
- 4 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. GR. BR. UNZ.
- 5 CONCRETE TILT-UP PANEL PAINT BRN. UNZ. GR. BR. UNZ.
- 6 VERTICAL UP OVERSLAB PAINT BRN. UNZ. GR. BR. UNZ.
- 7 HANGUPPED ENTRY SIGN COLOR AS SHOWN
- 8 SPANNER GLASS COLOR, SEE ELEVATION
- 9 SPANNER FINISHES COLOR, SEE ELEVATION



FLOOR PLAN
SCALE: 1" = 8'-0"

SHEET: DAB 2-1-748
PARCEL 38&39
PP 19877

BUILDING 7&8

DEFORST CIRCLE BUSINESS PARK
RIVERSIDE

PARCEL 38&39

RIVERSIDE COMMERCIAL INVESTORS, INC.

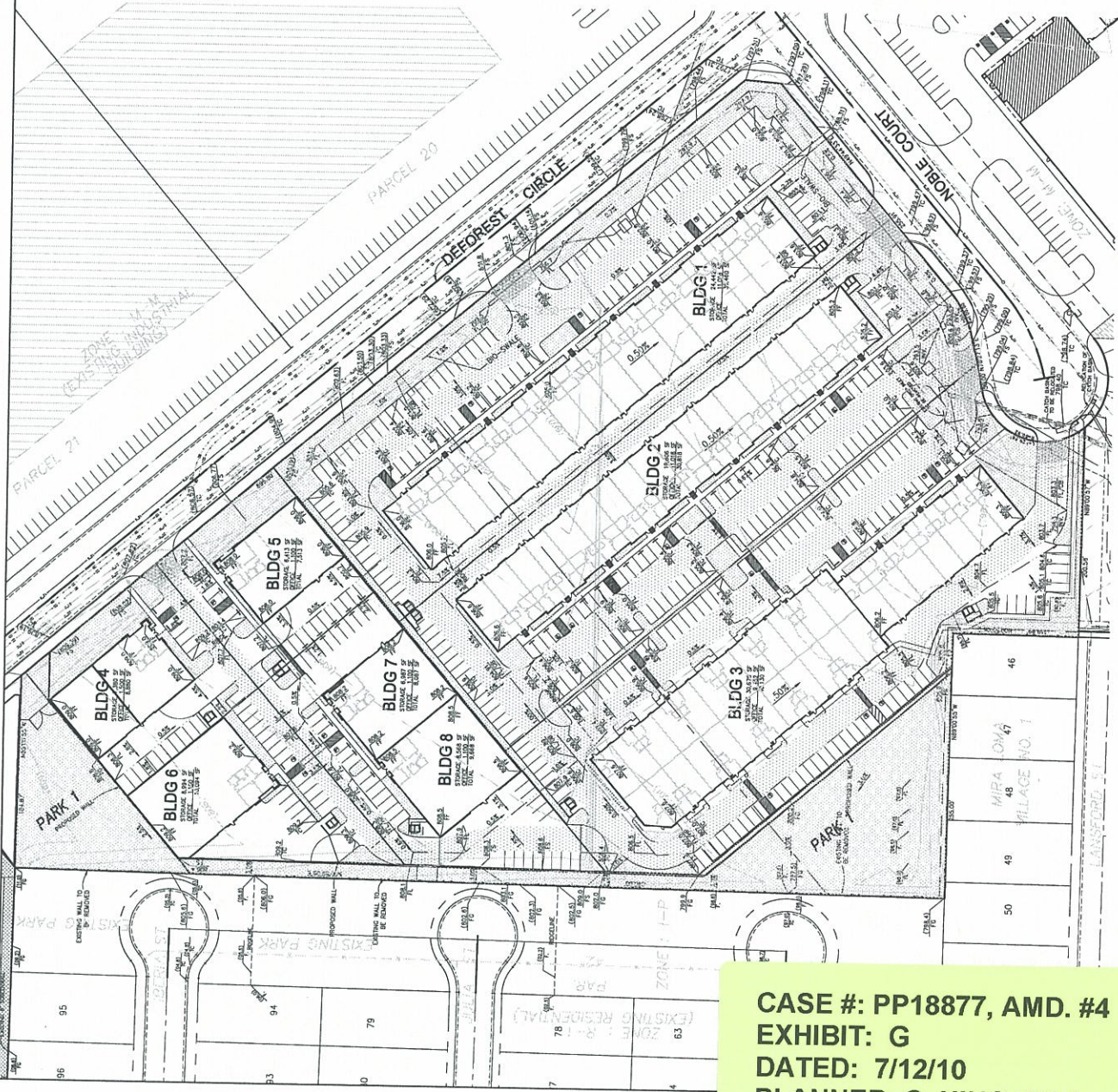
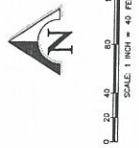
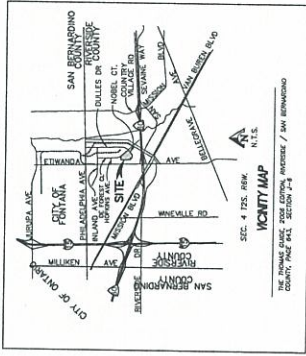
3801 NEW STREET, SUITE 300, RIVERSIDE, CALIFORNIA 92501

SEPTEMBER 2, 1987

HPA Inc.

19277 Deform Ave. Irvine, California 92712 (919) 561-1776

CONCEPTUAL GRADING PLAN



COUNTY OF RIVERSIDE MIRA LOMA COMMERCE CENTER PARCEL 38-39 CONCEPTUAL GRADING PLAN		SHEET 1 OF 1
APPROVED BY: _____ DATE: _____ E.C.E. NO. _____		BENCH MARK: N/A
UNDERGROUND SERVICE ALERT Call: TOLL FREE 1-800-227-2800 Two working days before you dig		SCALE: 1"=40' DATE: SEPTEMBER 2007
UNDERGROUND SERVICE ALERT Call: TOLL FREE 1-800-227-2800 Two working days before you dig		FOR: D.C. REAL ESTATE MANAGEMENT NO. 14, PAGE NO. 10252-0902

CASE #: PP18877, AMD. #4
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

project information

Owner / Applicant

Applicant's Representative
 MIRA LOMA REAL ESTATE
 11150 S. MIRA LOMA BLVD. SUITE 100
 MIRA LOMA, CA 92650
 TEL: 714.946.1228
 CONTACT: BRIAN WAMPTON

Legal Description
 PLOT PLAN # 18877
 Assessors Parcel Number
 PARCEL MAP NO. 29365
 PARCEL 38-39

Project Zoning

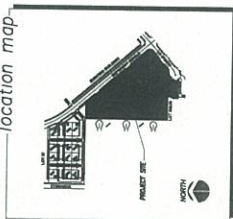
DEFOREST BUSINESS PARK

DAB LOT 38&39

vicinity map



location map

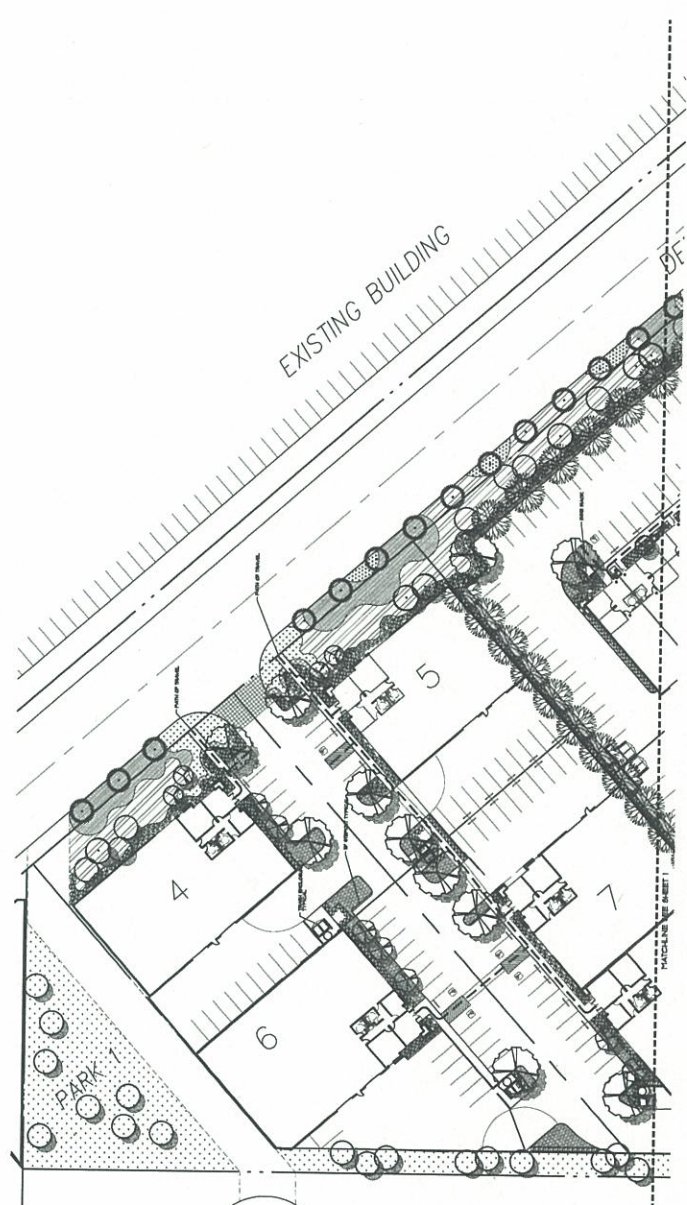


Existing Landscape @ DeForest Ct.



Existing Landscape @ DeForest Ct.

SYMBOL	DESCRIPTION	SIZE	QTY	NOTES
1	Plant to be installed	24" Stem	79	11
2	Plant to be installed	24" Stem	4	L
3	Plant to be installed	24" Stem	20	11
4	Plant to be installed	24" Stem	8	11
5	Plant to be installed	24" Stem	5	L
6	Plant to be installed	24" Stem	48	11
7	Plant to be installed	24" Stem	48	11



HUNTER LANDSCAPE
 11150 S. MIRA LOMA BLVD.
 MIRA LOMA, CALIFORNIA 92650
 TEL: 714.946.1228
 FAX: 714.946.1229
 Scale: 1" = 40'
 Rev: 2-23-19
 Rev: 2-23-19
 Rev: 2-23-19

Sheet 2

Lots 38-39 Business Park

Mira Loma, California

OC Real Estate Management, LLC.

LOT 38-39



BUILDING 1 (TYPICAL) - NORTH ELEVATION



BUILDING 1 (TYPICAL) - SOUTH ELEVATION

4 2 1 3 6 2 7 4 5



BUILDING 3 (TYPICAL) - NORTH ELEVATION



BUILDING 3 (TYPICAL) - SOUTH ELEVATION

MATERIAL BOARD

1	Frazee 8680 W ARIA IVORY	2	Frazee 001 WHITE	3	Frazee 8762W TOUCHSTONE	4	Frazee 8684M OAK FLATS	5	Frazee 8794M FIRED STEEL	6	Anodized Mullions	7	Blue Reflective Glazing
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DEFOREST CIRCLE BUSINESS PARK



18831 Borden Ave.
Suite 100
Irvine, CA 92612
Tel: 949 863 1770
Fax: 949 863 0851

BUILDING 1 ~ 8
CITY OF MIRA LOMA, CALIFORNIA

CASE #: PP18877, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA

LOT 38-39



BUILDING 1 (TYPICAL) - NORTH ELEVATION



BUILDING 1 (TYPICAL) - SOUTH ELEVATION



BUILDING 3 (TYPICAL) - NORTH ELEVATION



BUILDING 3 (TYPICAL) - SOUTH ELEVATION

DEFOREST CIRCLE BUSINESS PARK

BUILDING 1 ~ 8
CITY OF MIRA LOMA, CALIFORNIA

HPA

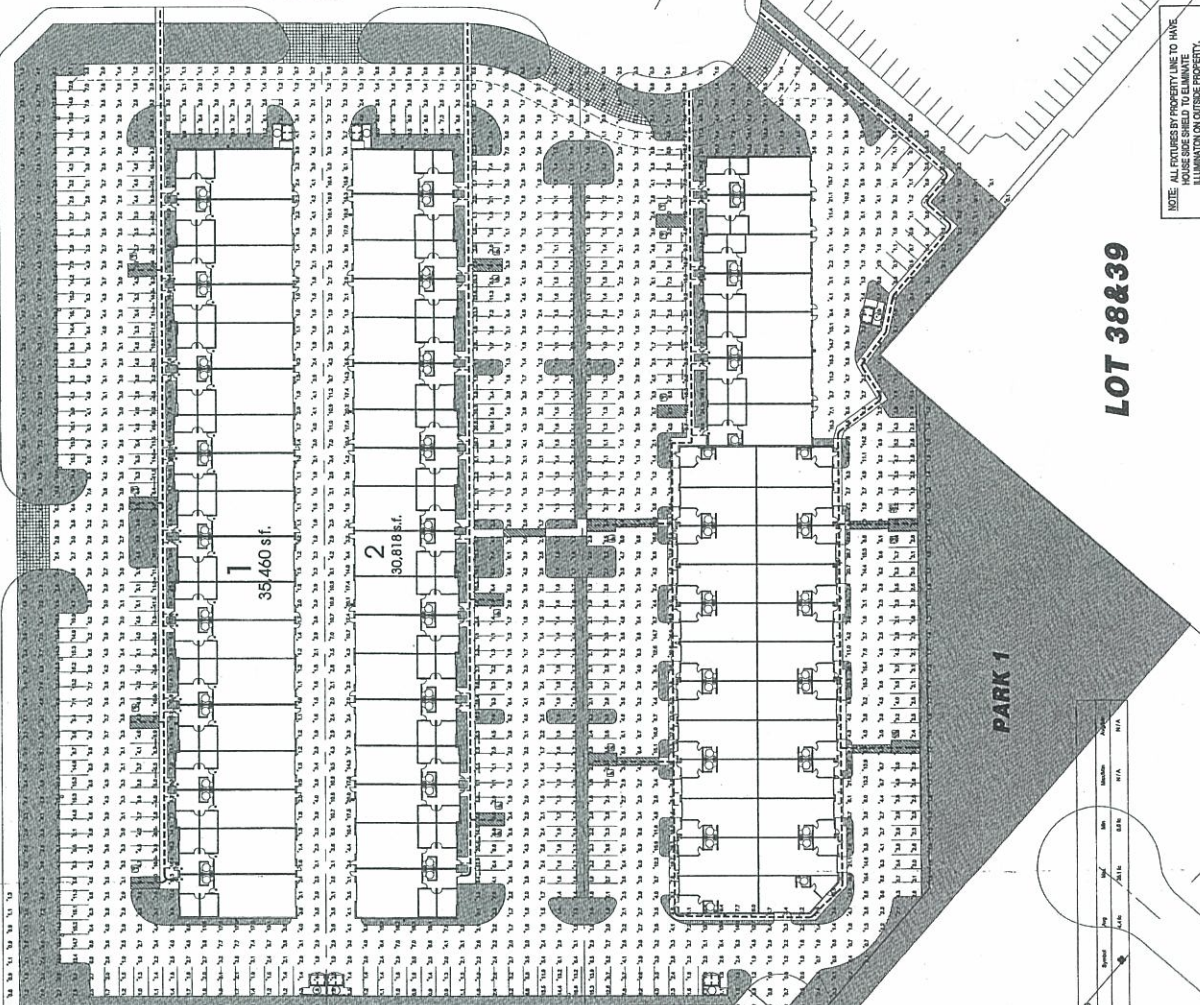


18831 Bardoon Ave.
Suite 100
Irvine, CA 92612
Tel: 949.863.1770
Fax: 949.863.1895

DEFOREST CIRCLE

NOBLE CT.

LOT 38&39



NOTE: ALL FEATURES BY PROPERTY LINE TO HAVE HOUSE SIDE SHIELD TO ELIMINATE ILLUMINATION ON OUTSIDE PROPERTY.

STATISTICS

Item	Quantity	Unit	Value
Area	100,000	Sq. Ft.	100,000
Perimeter	1,000	Feet	1,000
Count	100	Count	100

LUMINAIRE SCHEDULE

Code	Label	Qty	Description	Lot	Area	LF	Area
1	A	1	100 WATT	LOT 38 & 39	100,000	100	100
2	B	2	150 WATT	LOT 38 & 39	100,000	200	200
3	C	3	200 WATT	LOT 38 & 39	100,000	300	300
4	D	4	300 WATT	LOT 38 & 39	100,000	400	400
5	E	5	400 WATT	LOT 38 & 39	100,000	500	500

Project:
MIRA LOMA

VAL ELECTRIC INC.
CONTRACTORS & ENGINEERS
10000 W. 10TH AVENUE, SUITE 1000
DENVER, CO 80202

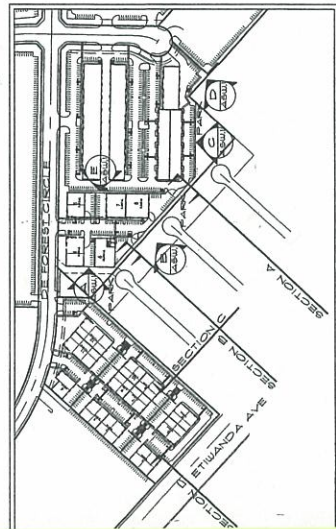
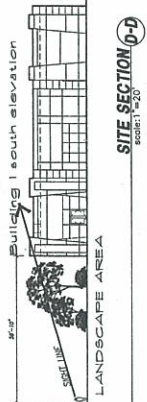
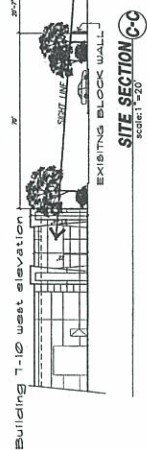
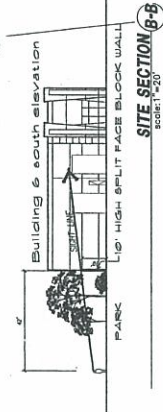
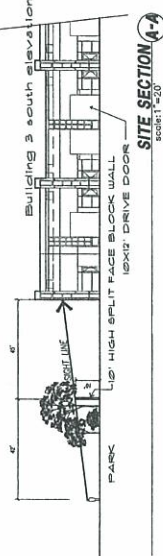
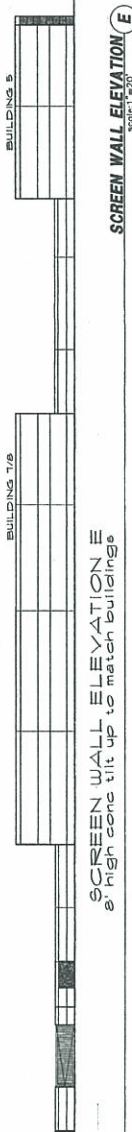
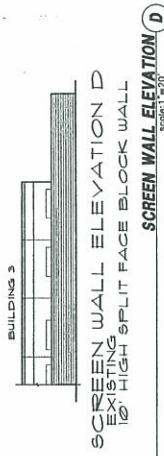
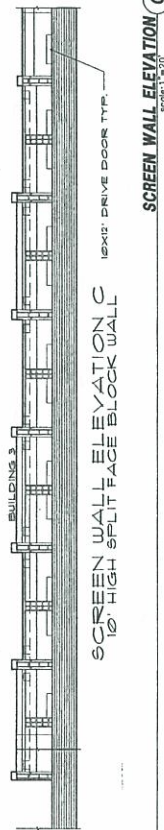
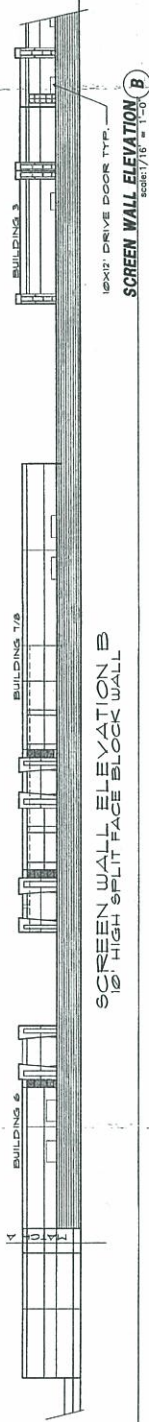
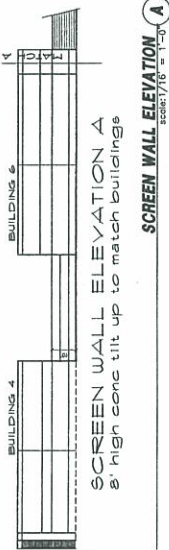
PROGRESS SET
 PROGRESS SET #
 BID SET
 FOR CONSTRUCTION SET
 AS BUILT SET
 DATE: _____

Title: **LOT 38 & 39**
PHOTOMETRICS

Project Number:
 Drawn by:
 Date:
 Revisior:

Scale:
E-1.0

CASE #: PP18877, AMD. #4
EXHIBIT: P
DATED: 7/12/10
PLANNER: C. HINOJOSA



SCREEN WALL ELEVATIONS AND SITE SECTIONS

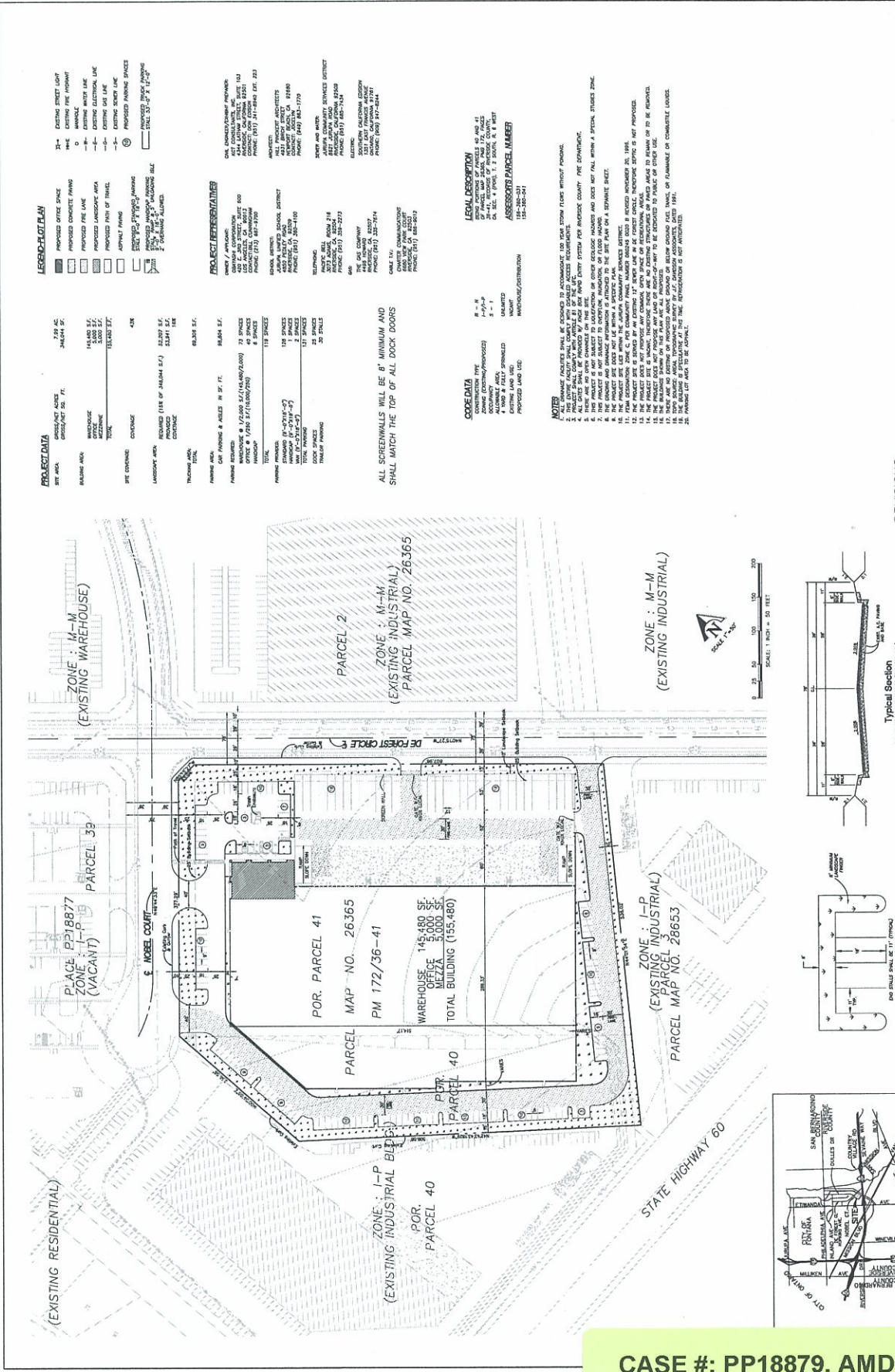
SHEET: DAB SW-1
PARCEL 37, 38&39
PP 18876 - 18877
DEFORREST BUSINESS PARK
DAB LOT 37 38&39



7365 MAIN STREET, SUITE 235, IRVINE, CALIFORNIA 92617
CITY OF IRRVINE, CA
MAY 23, 2007

OVERALL SITE LOTS 37 & 38/39

CASE #: PP18877, AMD. #4
EXHIBIT: W
DATED: 7/12/10
PLANNER: C. HINOJOSA



PROJECT DATA
 SITE AREA: 7.9 AC. 348,044 SF.
 PROPOSED OFFICE SPACE: 145,480 SF.
 PROPOSED WAREHOUSE: 5,000 SF.
 TOTAL: 150,480 SF.

LEGEND
 PROPOSED OFFICE SPACE
 PROPOSED WAREHOUSE
 EXISTING INDUSTRIAL
 EXISTING WAREHOUSE
 EXISTING INDUSTRIAL
 EXISTING WAREHOUSE
 EXISTING INDUSTRIAL
 EXISTING WAREHOUSE
 EXISTING INDUSTRIAL
 EXISTING WAREHOUSE

PROJECT REFERENCES
 OWNER / APPLICANT:
 KCT CONSULTANTS, INC.
 1315 EAST 14TH AVENUE, SUITE 103
 DENVER, CO 80202
 PHONE (303) 733-8888 FAX (303) 733-8888

DESIGNER:
 KCT CONSULTANTS, INC.
 1315 EAST 14TH AVENUE, SUITE 103
 DENVER, CO 80202
 PHONE (303) 733-8888 FAX (303) 733-8888

LEGAL DESCRIPTION
 LOT 10, BLOCK 10, SUBDIVISION 10, DISTRICT 10, COUNTY OF 10, STATE OF 10
 ASSESSOR'S PARCEL NUMBER: 100-100-101

CODE DATA
 ZONING: I-P (EXISTING INDUSTRIAL)
 ALLOWED USES:
 PROPOSED LAND USE:
 INDUSTRIAL/COMMERCIAL

NOTES
 ALL DIMENSIONS SHOWN SHALL BE ACCORDING TO THE LATEST SURVEY DATA.
 THE PROJECT SITE IS LOCATED WITHIN THE I-P ZONING DISTRICT.
 THE PROJECT SITE IS LOCATED WITHIN THE I-M ZONING DISTRICT.
 THE PROJECT SITE IS LOCATED WITHIN THE M-M ZONING DISTRICT.

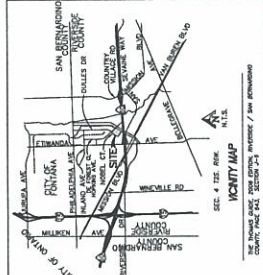
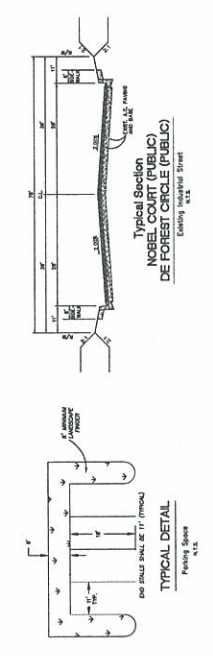
REVISIONS:

NO.	DATE	DESCRIPTION
1	04/10/2007	ISSUED FOR PERMITS
2	04/10/2007	ISSUED FOR PERMITS
3	04/10/2007	ISSUED FOR PERMITS

SCALE: 1" = 50'
 SHEET: 1 OF 1
 DATE: 04/10/2007

KCT CONSULTANTS, INC.
 1315 EAST 14TH AVENUE, SUITE 103
 DENVER, CO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8888

OC, Real Estate Management, Inc.
 1111 East Commerce Center
 FLOTT PLAN # 18879
 AMENDED NO. 3
 PAGE: 40-41



CASE #: PP18879, AMD. #4
EXHIBIT: A
DATED: 7/12/10
PLANNER: C. HINOJOSA

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED).
- 2 PANEL JOINT.
- 3 PANEL REVEAL.
- 4 OVERFLOW CURB/PEDS FINISHED TO MATCH.
- 5 DOWNPOUT DRAIN FINISHED TO MATCH.
- 6 CONCRETE TILT-UP SICKEN WALL # 4.
- 7 METAL SLOK DOOR.
- 8 DOCK BUMPER.
- 9 CONCRETE SIMIL LANDING AND CONC. GUARDRAIL.
- 10 CONCRETE RAMP AND CONC. GUARDRAIL.
- 11 ALUMINUM STRIKEFRONT FRAMING w/ TAMPERS GLAZING AT ALL DOORS LOCATED ADJACENT TO DOORS AND GLAZING w/ BOTTOMS LESS THAN 18" FROM F.F. ELEVATION.
- 12 VISION GLAZING.
- 13 SPANDREL GLAZING.
- 14 DRIVE THRU DOORS.
- 15 HOLLOW METAL DOORS.

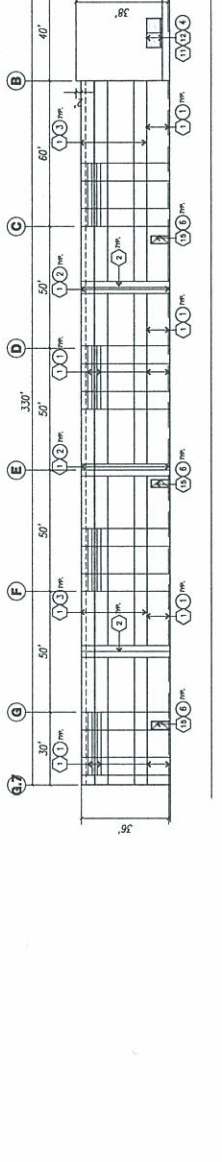
GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. = TOP OF FINISH FLOOR ELEVATION, FINISH FLOOR FINISH TO BE APPROX. 1" ABOVE FINISH FLOOR ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STRIKEFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LIFELINES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONCRETE SHALL BE PAINTED WITH A CONCEALED JOINT AND FINISH TO MATCH REMAINDER OF BUILDING.
- G. STRIKEFRONT PANELS SHALL BE CENTERED FROM THE GROUND ELEVATION WITH THE MINIMUM SIDE DISTANCE OF 1,320 FEET.

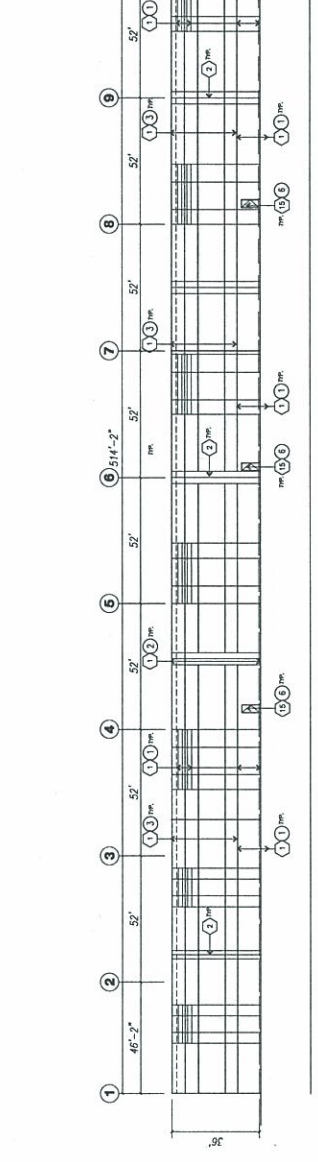
COLOR SCHEDULE - ELEVATIONS

- | | | |
|---|---|----------------------------------|
| 1 | CONCRETE TILT-UP PANEL | PAINTE BRANCO FINISH COIT WHITE |
| 2 | CONCRETE TILT-UP PANEL | PAINTE BRANCO FINISH #21M BRANCO |
| 3 | CONCRETE TILT-UP PANEL | PAINTE BRANCO FINISH #24M BRANCO |
| 4 | STRIKEFRONT GLAZING | REFLECTIVE BLUE OR BLUE |
| 5 | MILLIONS | CLEAR ANODIZED |
| 6 | VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS | PAINTE BRANCO FINISH COIT WHITE |

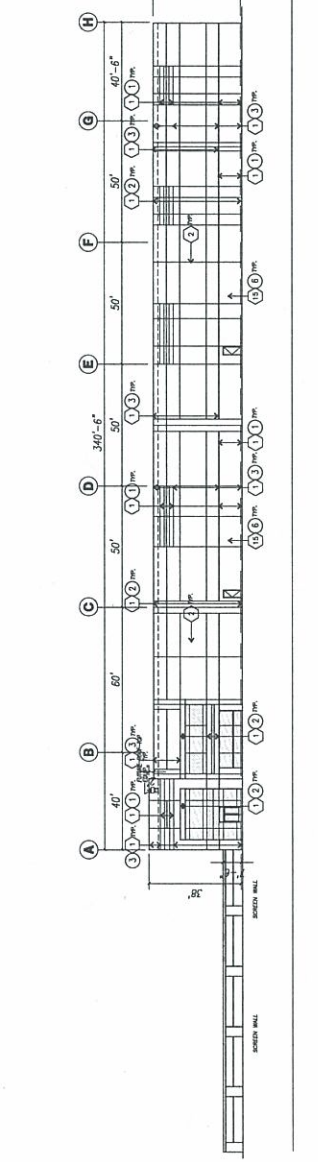
SOUTHWEST ELEVATION
SCALE: 1" = 20'-0"



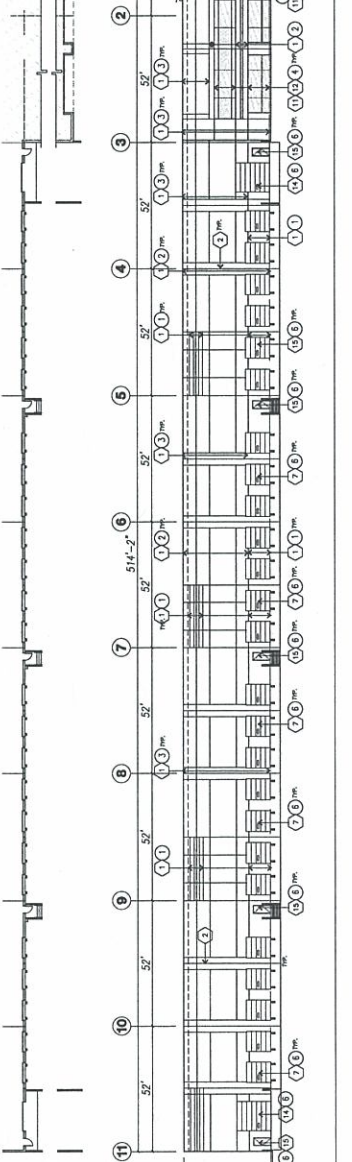
SOUTHEAST ELEVATION
SCALE: 1" = 20'-0"



NORTHWEST ELEVATION
SCALE: 1" = 20'-0"



NORTHEAST ELEVATION
SCALE: 1" = 20'-0"

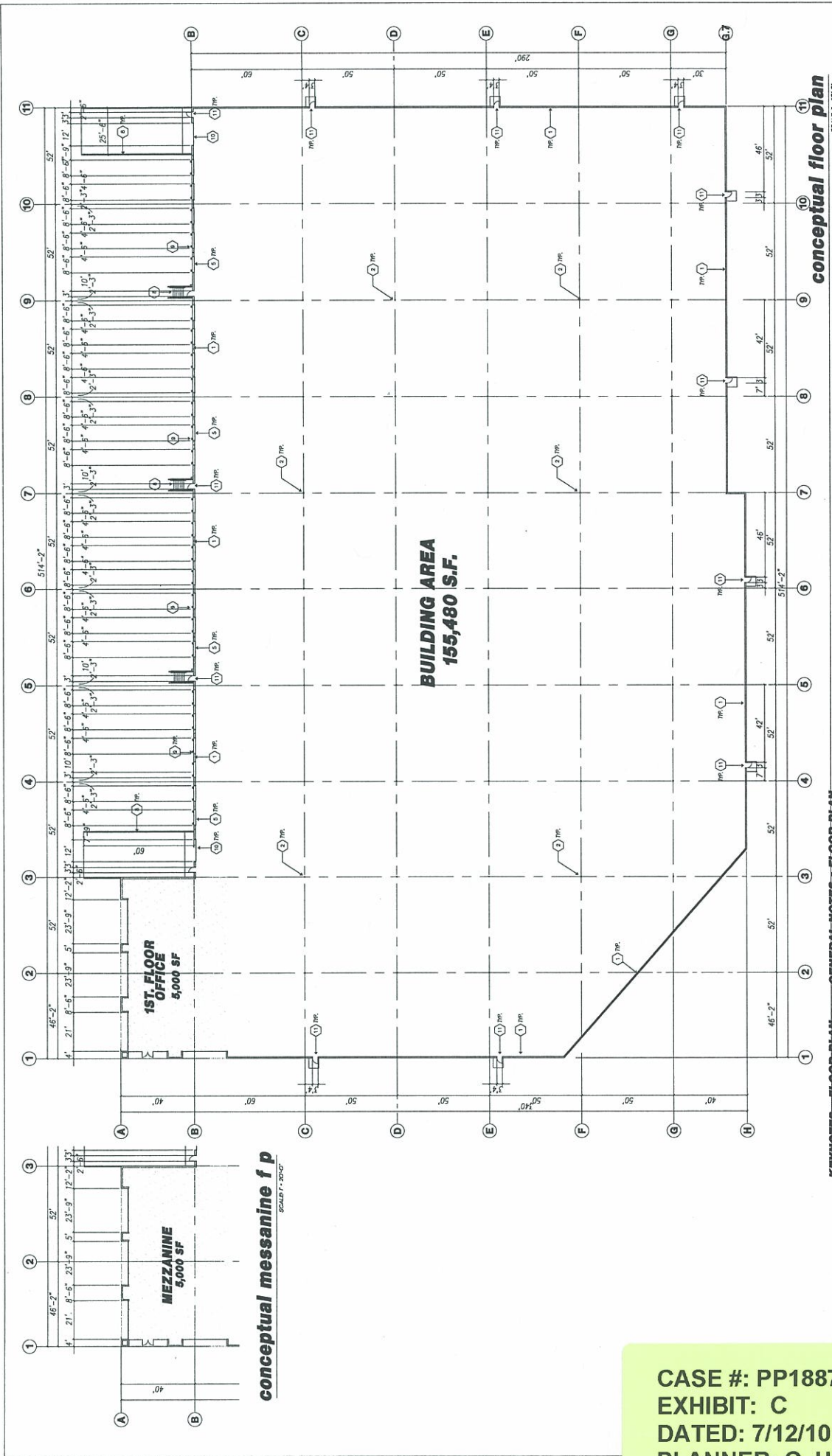


PLOT PLAN # 18879

41
PARCEL INDUSTRIAL FACILITY
OC Real Estate Management, LLC.
CITY OF MESA, LOUISIANA
REVISED MARCH 8, 2007

HPA, INC.
8407 BARDON AVENUE, SUITE 1000, RYAN, CA 95128
PAR 043-070

CASE #: PP18879, AMD. #4
EXHIBIT: B
DATED: 7/12/10
PLANNER: C. HINOJOSA



conceptual floor plan
SCALE: 1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. CONCRETE TIE-UP ANGLE, SEE "I" DIMENSIONS FOR THICKNESS AND STEEL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN, SEE "I" DIMENSIONS FOR DIMETER.
3. DIMENSIONS FOR SLAB, COLUMN AND CORNER.
4. CONCRETE WALL.
5. P-12117 THICK DOOR, VERTICAL-LIFT, STAINLESS GRATE.
6. CONCRETE TIE-UP BEAM, VERTICAL-LIFT, STAINLESS GRATE.
7. 2"-12117 THICK CONCRETE EXTERIOR LANDING AND TRUCK LIFT.
8. CONCRETE TIE-UP BEAM, VERTICAL-LIFT, STAINLESS GRATE.
9. CONCRETE TIE-UP BEAM, VERTICAL-LIFT, STAINLESS GRATE.
10. CONCRETE TIE-UP BEAM, VERTICAL-LIFT, STAINLESS GRATE.
11. CONCRETE TIE-UP BEAM, VERTICAL-LIFT, STAINLESS GRATE.
12. 12117 THICK DOOR, VERTICAL-LIFT, STAINLESS GRATE.
13. 217 FLOOR METAL EXTERIOR WALL DOOR.
14. PER GSD.
15. SEE SHEET FOR FINISHES.
16. 217 FLOOR METAL EXTERIOR WALL DOOR.

GENERAL NOTES - FLOOR PLAN

- A. THE BUILDING IS DESIGNED FOR HIGH WIND LOADS WITH THE ACCESS WAY FOR AN AUTOMATICALLY OPERATED TRUCK LIFT. SEE SHEET FOR FINISHES.
- B. THE OFFICE LOCATIONS SHALL BE APPROVED FOR THE SUBMITTAL.
- C. THE BUILDING FLOOR SLAB SHALL BE 1/2" THICK SEE "I" DIMENSIONS FOR FINISHES.
- D. THERE ARE NO MEZANINES IN THE BUILDING.
- E. ALL CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBERS TO BE ADDED TO ALL CONCRETE.
- F. SLAB FOR THE TRUCK LIFT TO BE LOCATED AT ALL PERSONAL LEVELS, SEE "I" DIMENSIONS FOR FINISHES.
- G. CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBERS TO BE ADDED TO ALL CONCRETE.
- H. CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBERS TO BE ADDED TO ALL CONCRETE.
- I. CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBERS TO BE ADDED TO ALL CONCRETE.
- J. CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBERS TO BE ADDED TO ALL CONCRETE.
- K. THE OFFICE SHALL BE THE "OFFICE" FINISHES.

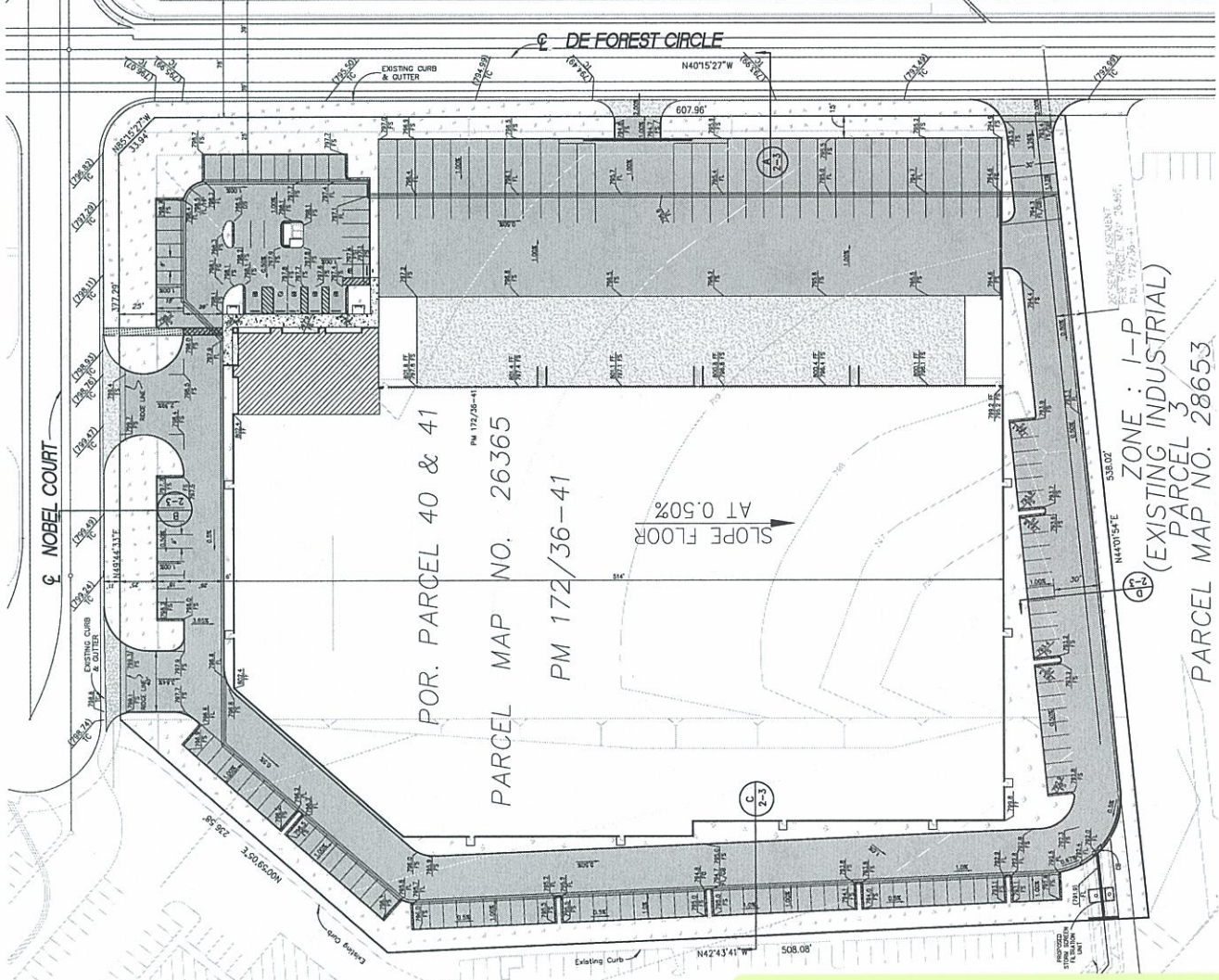
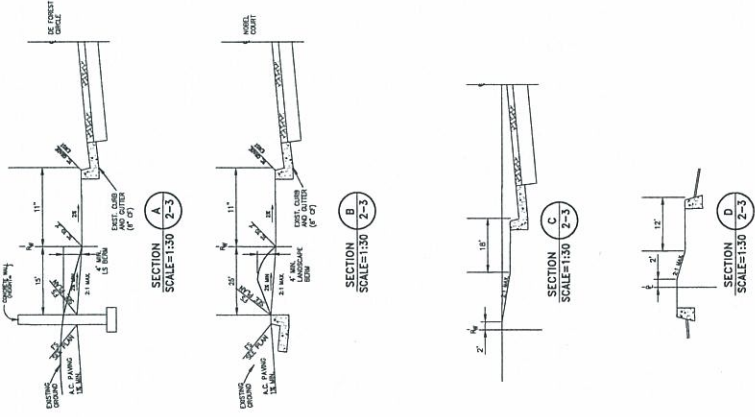
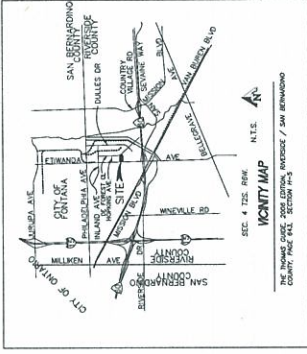
41
PARCEL INDUSTRIAL FACILITY
OC REAL Estate Management, LLC.
CITY OF INDIANAPOLIS
REVISED MARCH 5, 2007

PLOT PLAN # 18879

HPA, INC.
8401 BROADWAY, SUITE 1000, INDIANAPOLIS, IN 46261
317.552.1234

CASE #: PP18879, AMD. #4
EXHIBIT: C
DATED: 7/12/10
PLANNER: C. HINOJOSA

CONCEPTUAL GRADING PLAN



ZONE: I-P
(EXISTING INDUSTRIAL)
PARCEL 3
PARCEL MAP NO. 28653

REVISIONS:

NO.	DESCRIPTION	DATE	SCALE	BY	CHECKED
1	ISSUED FOR PERMITTING	10/15/07	1"=30'	N/A	2
2	REVISED PER COMMENTS	10/15/07	1"=30'	N/A	2

DATE: 10/15/07
PROJECT NO.: 18879-01
SHEET NO.: 4 OF 3

PLOT PLAN 18879
O.C. Real Estate Management, Inc.
Mrs Loma Commerce Center
KCT CONSULTANTS, INC
Civil Engineer - San Bernardino
1000 N. GARDEN AVENUE, SUITE 100
POMONA, CA 91768
TEL: 909.786.1111
FAX: 909.786.1112
WWW.KCTCONSULTANTS.COM

CASE #: PP18879, AMD. #4
EXHIBIT: G
DATED: 7/12/10
PLANNER: C. HINOJOSA

NO.	DATE	BY	CHKD.



OC Real Estate Management, LLC
 420 EAST THIRD STREET, SUITE 600
 LOS ANGELES, CA 90013
 (310) 487-9700
 CONTRACT: WILLIAM H. CHAMBERS, JR.

PROJECT TITLE: LANDSCAPE ENLARGEMENTS
 SHEET TITLE: INDUSTRIAL FACILITY - BLDG. 41
 SHEET NO.: 1-2
 DATE: 10/20/14
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 OF 3 SHEETS

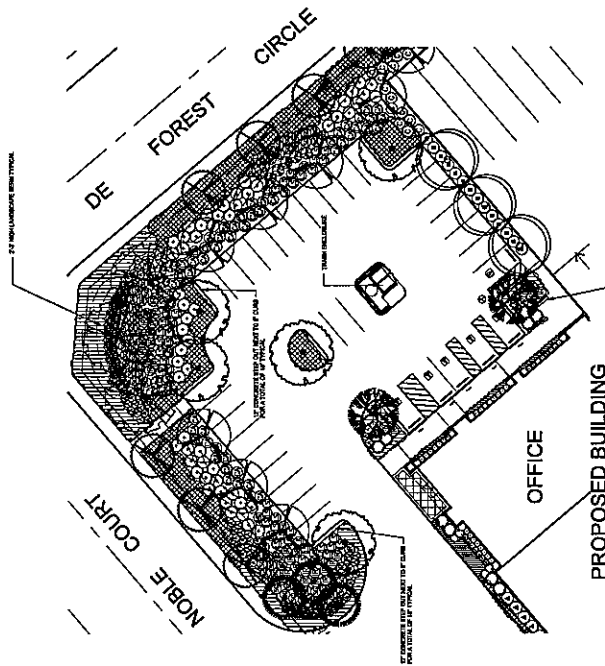


PLANT LEGEND

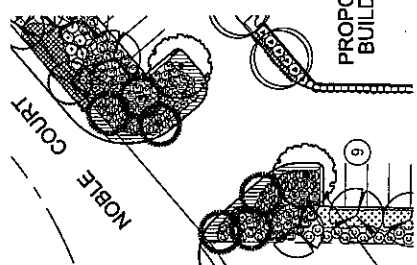
SYMBOL	SPACING	COMMON	SIZE	QUANTITY	WALKABLE
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW

NOTE: BRANDFORD PEARS HAVE BEEN VERIFIED AS THE STREET TREE ALONG DE FOREST CIRCLE AND NOBLE COURT

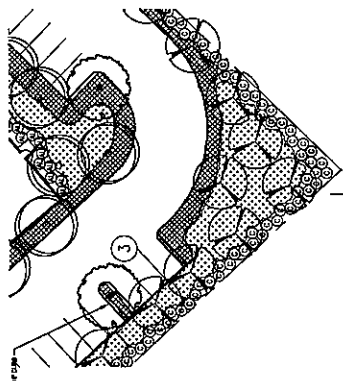
1. ALL TREES SHOWN ON THIS DRAWING SHALL BE A 4" DBH (D.B.H.) MEASURED AT 4.5' ABOVE THE GROUND SURFACE UNLESS OTHERWISE NOTED.



ENLARGEMENT "A"

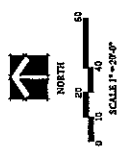


ENLARGEMENT "B"



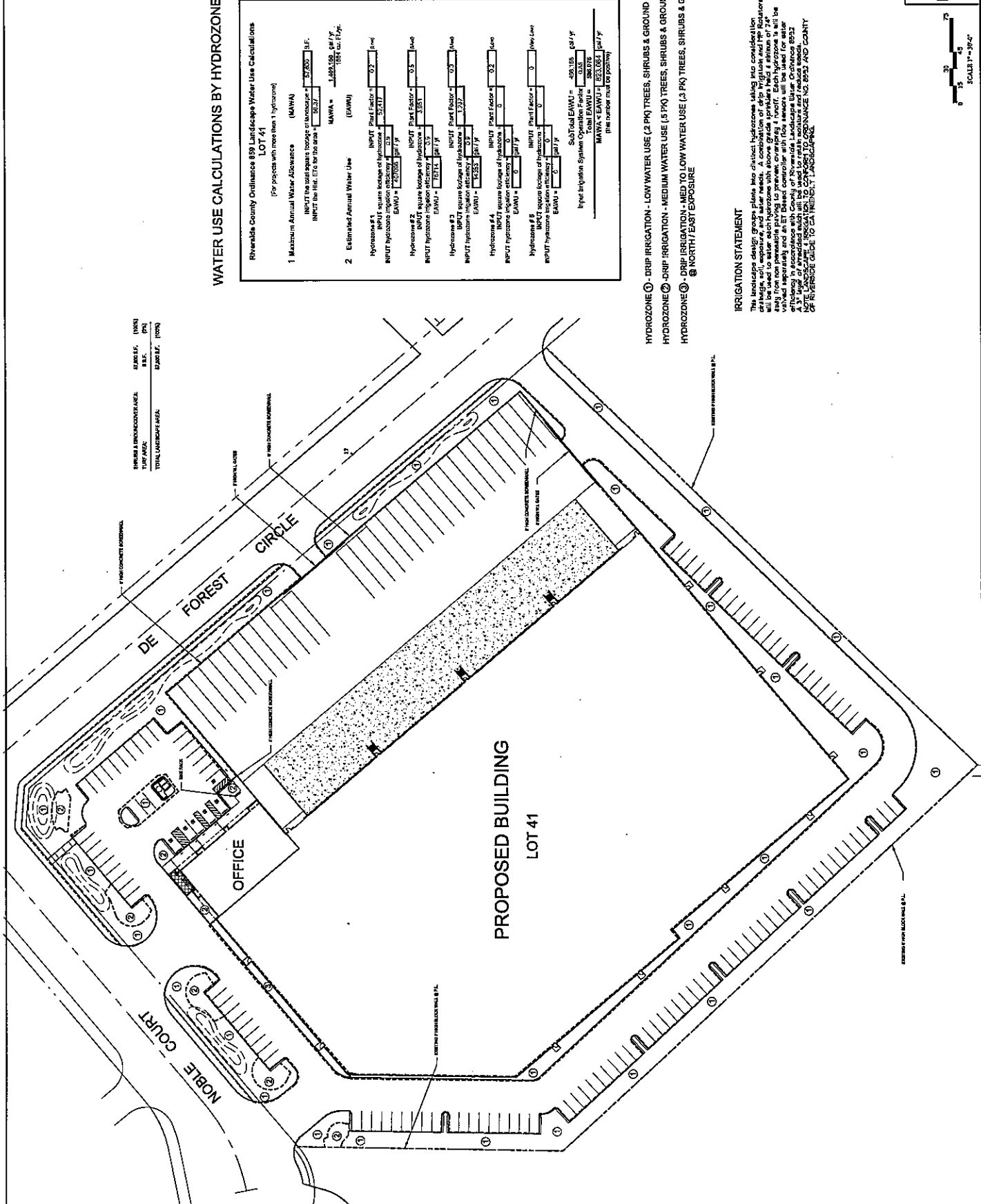
ENLARGEMENT "C"

SYMBOL	SPACING	COMMON	SIZE	QUANTITY	WALKABLE
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
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	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW
	10' x 10'	BRANDFORD PEARS	10'	10	LOW



Hydrozones
LANDSCAPE ARCHITECTURE

1900414-1, 1900414-2, 1900414-3, 1900414-4
 CONTRACTOR: WILSON J. CHRISTENSEN, INC.
 CONTRACT VALUE: \$1,000,000
 CONTRACT ADDRESS: 499 AUGUSTA, CA 95013
 CONTRACT PHONE: (415) 687-9700



WATER USE CALCULATIONS BY HYDROZONES

Riverside County Ordinance 899 Landscape Water Use Calculations
 LOT 41
 (For projects with more than 1 hydrozone)

1. Maximum Annual Water Allowance (MAWA)
 INPUT: The total water storage at maximum = 57,820 G.F.
 INPUT: The MAWA for the area = 56.27
 MAWA = 1,689,689 gal/y
 (MAWA is 100% of EAW)

2. Estimated Annual Water Use (EAWU)

Hydrozone #	INPUT: Square footage of hydrozone	INPUT: Plant Factor	INPUT: Plant Factor	INPUT: Square footage of hydrozone	INPUT: Plant Factor	INPUT: Square footage of hydrozone	INPUT: Plant Factor	INPUT: Square footage of hydrozone	INPUT: Plant Factor
Hydrozone #1	10,000	0.2	0.2	10,000	0.2	10,000	0.2	10,000	0.2
Hydrozone #2	10,000	0.5	0.5	10,000	0.5	10,000	0.5	10,000	0.5
Hydrozone #3	10,000	0.5	0.5	10,000	0.5	10,000	0.5	10,000	0.5
Hydrozone #4	10,000	0.2	0.2	10,000	0.2	10,000	0.2	10,000	0.2
Hydrozone #5	10,000	0.2	0.2	10,000	0.2	10,000	0.2	10,000	0.2
Hydrozone #6	10,000	0.2	0.2	10,000	0.2	10,000	0.2	10,000	0.2
Hydrozone #7	10,000	0.2	0.2	10,000	0.2	10,000	0.2	10,000	0.2
SubTotal EAWU									
Total EAWU									
MAWA - EAWU									

INPUT: Infiltration System Operation Factor = 0.5
 Total EAWU = 562,081 gal/y
 MAWA - EAWU = 1,127,608 gal/y
 (the number used for pricing)

- HYDROZONE ① - DRIP IRRIGATION - LOW WATER USE (2 PK) TREES, SHRUBS & GROUND COVER
- HYDROZONE ② - DRIP IRRIGATION - MEDIUM WATER USE (3 PK) TREES, SHRUBS & GROUND COVER
- HYDROZONE ③ - DRIP IRRIGATION - MED TO LOW WATER USE (3 PK) TREES, SHRUBS & GROUND COVER
- ④ NORTH/EAST EXPOSURE

IRRIGATION STATEMENT

This landscape design grade plan has utilized hydrozone pricing into consideration. The hydrozone pricing is based on the plant factor and the water use of the plants. Each hydrozone will be used to water each hydrozone with above grade sprinklers held at a minimum of 24" high from non permeable paving to prevent overlapping of water. Each hydrozone is will be irrigated in accordance with County of Riverside Landscape Water Ordinance 899. A 3" type of emitters shall be used to retain moisture and reduce evaporation. SEE RIVERSIDE COUNTY LANDSCAPE WATER USE ORDINANCE NO. 899. AND COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA LANDSCAPING.

NORTH

SCALE 1" = 30'-0"

HYDROZONE AREA	OFFICE	DRIVE	LANDSCAPE
SQUARE FEET	10,000	10,000	10,000
TOTAL LANDSCAPE AREA			

PLANT PHOTO BOOK

INDUSTRIAL FACILITY - BLDG. 41

MIRA LOMA, CALIFORNIA

OC Real Estate Management, LLC.

420 East Third Street, Suite 600

Los Angeles, CA 90013

(213) 687-9700

PREPARED BY:



Environs^{Inc}
LANDSCAPE ARCHITECTURE

Creating Sustainable & Water Conserving Solutions

1746 N. Bridgeport Avenue * Claremont, CA 91711

Ph. (909) 626-4663 * Fax (909) 626-0446

CASE #: PP18879, AMD. #4
EXHIBIT: L-1 (Sheets 1-17)
DATED: 7/12/10
PLANNER: C. HINOJOSA

TREE PALETTE



BOTANICAL NAME (COMMON)

CERCIDIUM FLORIDUM
(BLUE PALO VERDE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY
H- 35' - S-30'

APPLICATION

PARKING LOT SHADE / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CUPRESSUS SEMPERVIRENS
(ITALIAN CYPRESS)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
NARROW COLUMNAR
H- 60' - S-5'

APPLICATION

ARTICULATE BUILDING FACADE

WATER USAGE

LOW

TREE PALETTE



BOTANICAL NAME (COMMON)

BRACHYCHITON POPULNEUS
(BOTTLE TREE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN

VERTICAL DENSE SCREEN
H- 30'-50' - S-30'

APPLICATION

SOFTEN BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CERCIS CANADENSIS 'FOREST PANSY'
(FOREST PANSY)

FOLIAGE / FLOWER COLOR

PURPLE & GREEN / LAVENDER FLOWER

GROWING PATTERN / SIZE

DECIDUOUS

SMALL SCALE CANOPY TREE
H 20' S 25'

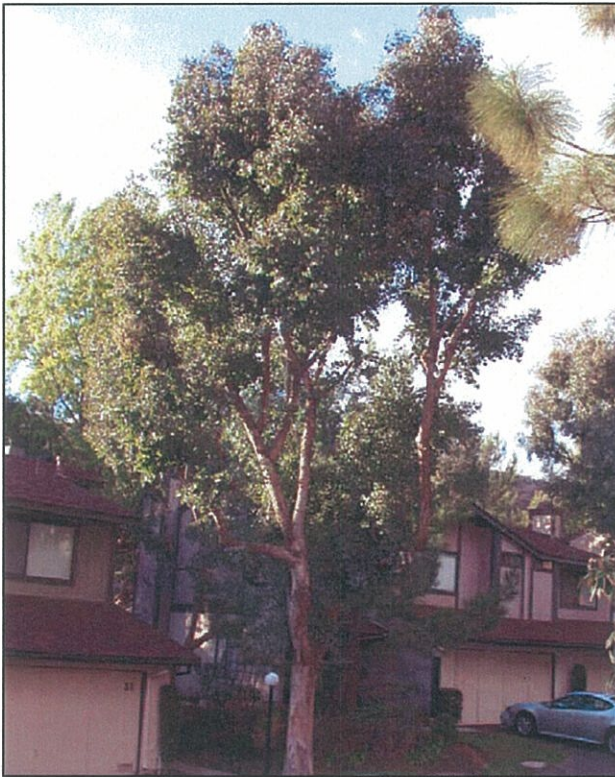
APPLICATION

ACCENT AT ENTRIES

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELДАРICA
(ELДАРICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

KOELREUTERIA BIPINNATA
(CHINESE FLAME TREE)

FLOWER COLOR

SALMON AND YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY/
H 20'-40' S 20'-40'

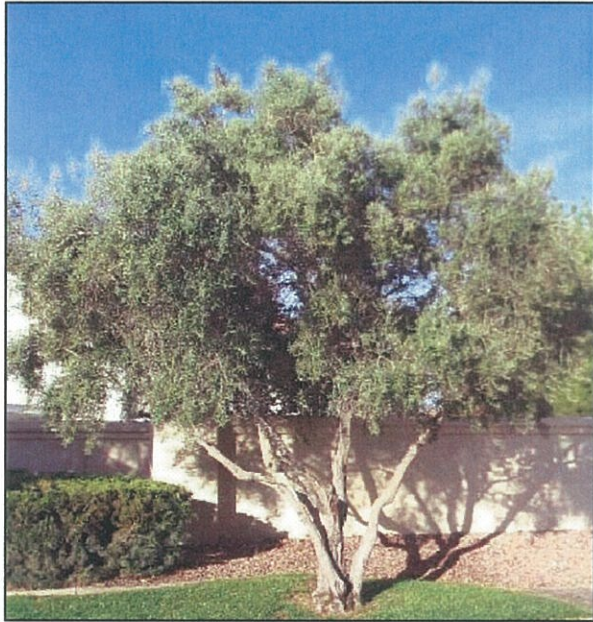
APPLICATION

ACCENT AND SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)
OLEA EUROPEA 'MAJESTIC BEAUTY'
(NON - FRUITING OLIVE)

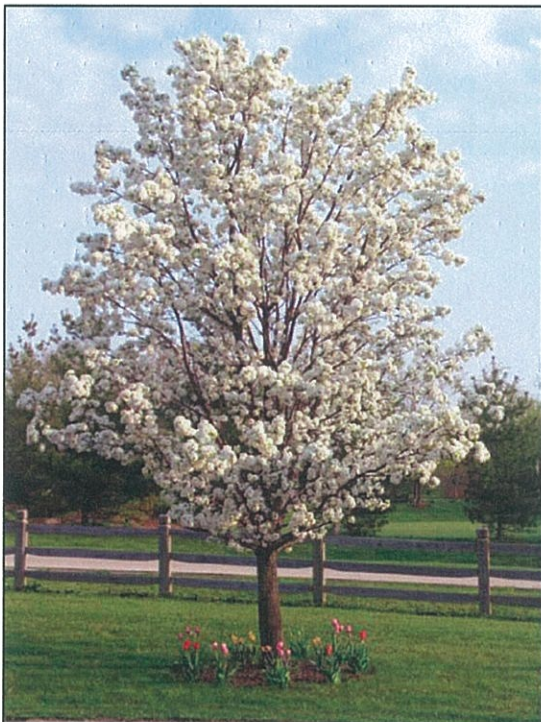
FOLIAGE COLOR
GRAY

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 25'-30' - S-25'-30'

APPLICATION
ACCENT AT BUILDING

WATER USAGE
LOW



BOTANICAL NAME (COMMON)

PYRUS CALLERYANA
(BRADFORD PEAR)

FOLIAGE / FLOWER COLOR
GREEN & RED / WHITE FLOWER

GROWING PATTERN / SIZE

DECIDUOUS
FORMAL PYRAMIDAL
H- 40'-50' - S-30'

APPLICATION
ACCENT STREET TREE

WATER USAGE
MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELDARICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

RHUS LANCEA
(AFRICAN SUMAC)

FLOWER COLOR

INCONSPICUOUS / WHITE

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 20'-30' - S-20'-35'

APPLICATION

SHADE IN PARKING LOT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

AGAVE ATTENUATA
(FOXTAIL AGAVE)

GROWING PATTERN / SIZE

EVERGREEN
SWORD LIKE SHAPE
H- 4' - S-5'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ARBUTUS UNEDO 'COMPACTUM'
(DWARF STRAWBERRY TREE)

FRUIT / FLOWER COLOR

RED / WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-8'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)
BUXUS MICROPHYLLA 'GREEN GEM'
(GREEN GEM BOXWOOD)

GROWING PATTERN / SIZE

EVERGREEN
HEDGE

H- 2'-3' - S-2'

APPLICATION

FOUNDATION

WATER USAGE

MED



BOTANICAL NAME (COMMON)

CALLISTEMON CITRINUS
(LEMON BOTTLEBRUSH)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING

H- 15' - S-15'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

CASSIA ARTEMISIOIDES
(FEATHERY CASSIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

ACCENT / SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CISTUS PURPUREUS
(ROCKROSE)

FLOWER COLOR

PINK

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 3' - S-5'-6'

APPLICATION

ACCENT / SHRUB MASSING

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

COTONEASTER LACTEUS
(COTONEASTER PARNEYI)

FLOWER COLOR

RED BERRIES WITH WHITE FLOWER

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-10'

APPLICATION

ACCENT/ FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ECHIUM FASTUOSUM
(PRIDE OF MADEIRA)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING WITH SPIKE LIKE FLOWERS
H- 5' - S-10'

APPLICATION

ACCENT

WATER USAGE

MEDIUM

SHRUB PALETTE



BOTANICAL NAME (COMMON)

GREVILLEA NOELLII
(GREVILLEA)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'
(NEW ZEALAND TEA TREE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 5'-6' - S-4'-8'

APPLICATION

ACCENT / SCREEN

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

LAVANDULA STOECHAS
(SPANISH LAVENDER)

FLOWER COLOR

PURPLE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2'-3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ROSA FLORIBUNDA 'ICEBERG'
(ICEBERG ROSE)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4' - S-4'

APPLICATION

ACCENT

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(TUSCAN BLUE ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

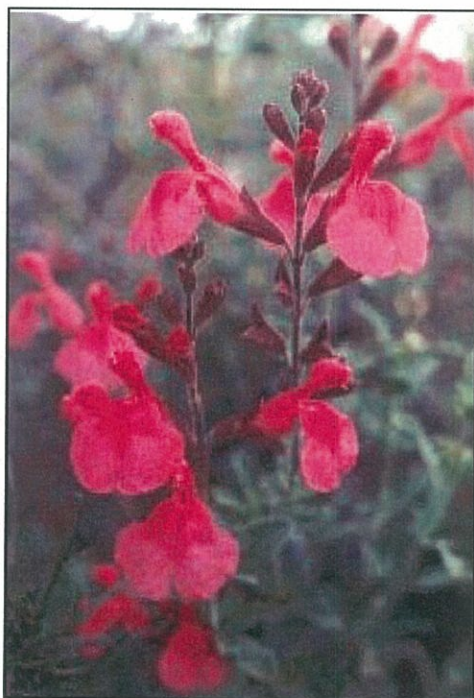
EVERGREEN
MOUNDING SHAPE
H- 3' - S-3'

APPLICATION

FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

SALVIA GREGII
(AUTUMN SAGE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

XYLOSMA CONGESTUM
(SHINY XYLOSMA)

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-8'

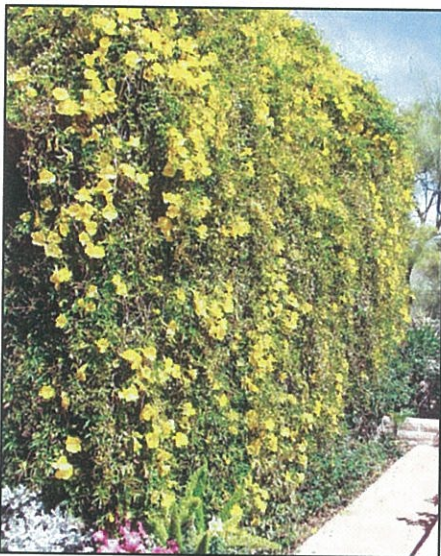
APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW - NORTH/ EAST EXPOSURE

VINE PALETTE



BOTANICAL NAME (COMMON)

MACFADYENA UNGUIS-CATI
(CAT'S CLAW VINE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-12'

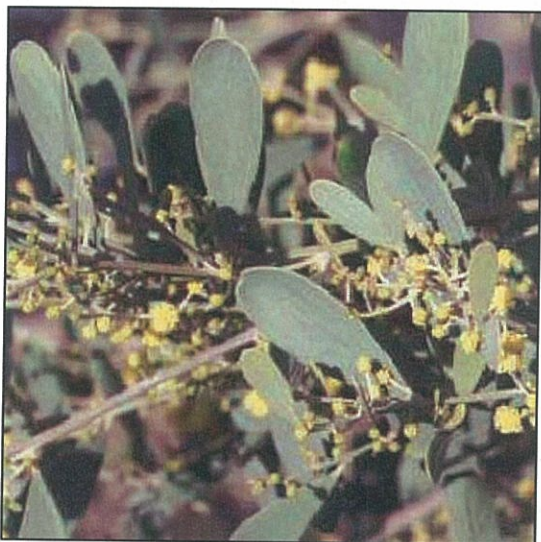
APPLICATION

ACCENT- SOFTEN WALLS

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ACACIA REDOLENS
(DESERT CARPET ACACIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2'-3' - S-12'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

BACCHARIS PILULARIS 'TWIN PEAKS'
(COYOTE BRUSH)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-6'

APPLICATION

GROUND COVER

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

HEUCHERA SANGUINEA
(CORAL BELLS)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

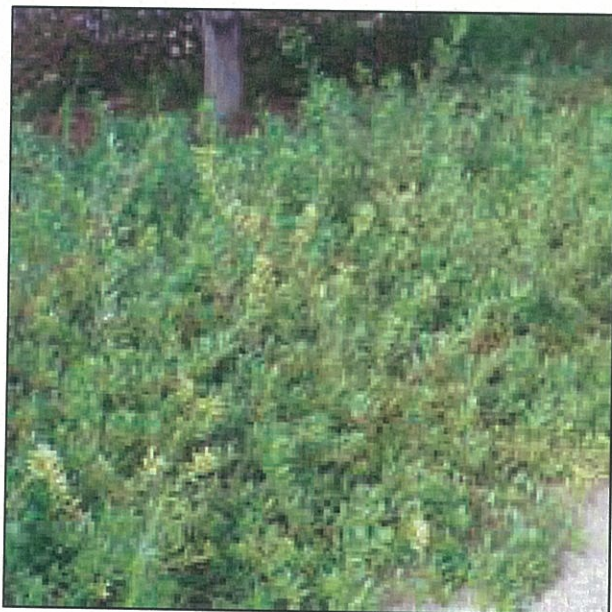
EVERGREEN
LOW MOUNDING SHAPE
H- 18" - S-2'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

MED



BOTANICAL NAME (COMMON)

MYOPORUM PACIFICUM
(N.C.N.)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 2' - S-12'

APPLICATION

GROUND COVER

WATER USAGE

LOW - NORTH / EAST EXPOSURE

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN

MOUNDING SHAPE

H- 18"-2' - S-3'-4'

APPLICATION

GROUND COVER

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

TRACHELOSPERMUM JASMINOIDES
(STAR JASMINE)

FLOWER COLOR

WHITE FRAGRANT

GROWING PATTERN / SIZE

EVERGREEN

IRREGULAR / MOUNDING SHAPE

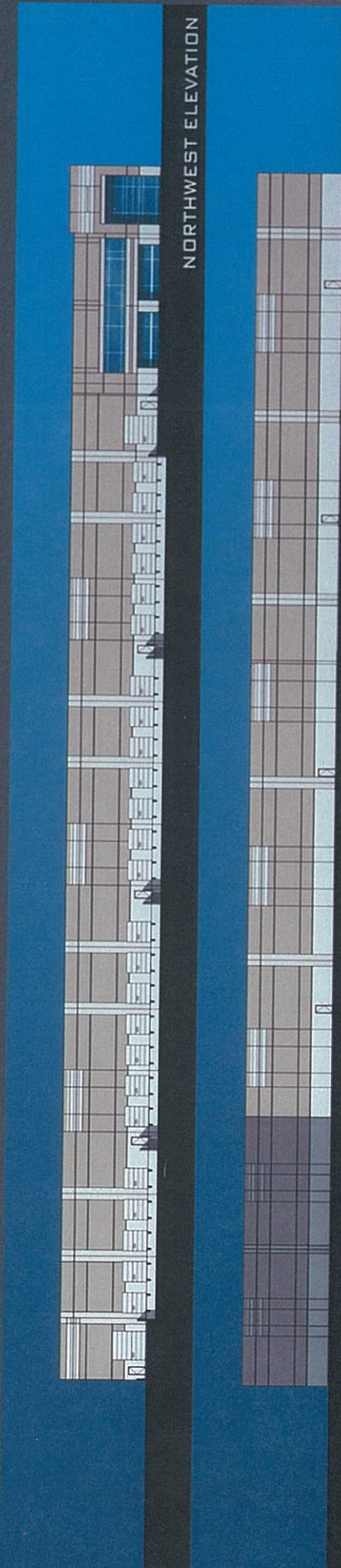
H- 2' - S-2'-3'

APPLICATION

GROUND COVER

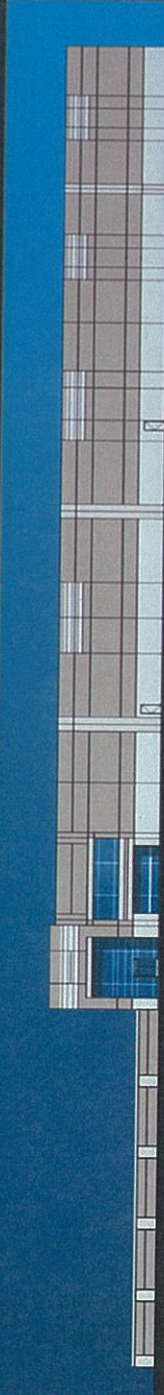
WATER USAGE

MED

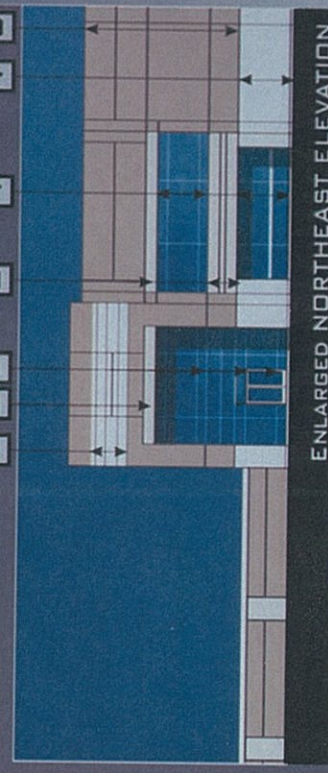


NORTHWEST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION



ENLARGED NORTHEAST ELEVATION

- 2 Frazee 8731W Singhorn
- 3 Frazee 8744D Sweetwood
- 4 Blue Reflective Glazing
- 5 Clear Anodized Mullions

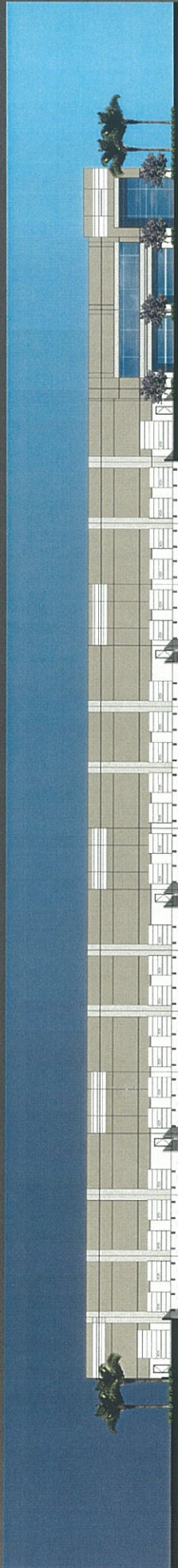
OC REAL ESTATE MANAGEMENT, LLC.

LOT 41 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

HPA

18931 Barden Ave., Suite 100
Irvine, CA 92612
TEL: 949.251.1170
FAX: 949.251.1171

CASE #: PP18879, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA



NORTHWEST ELEVATION



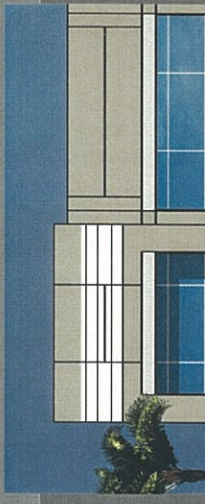
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



ENLARGED
NORTHEAST ELEVATION

OC REAL ESTATE MANAGEMENT, LLC.

CITY OF MIRA LOMA

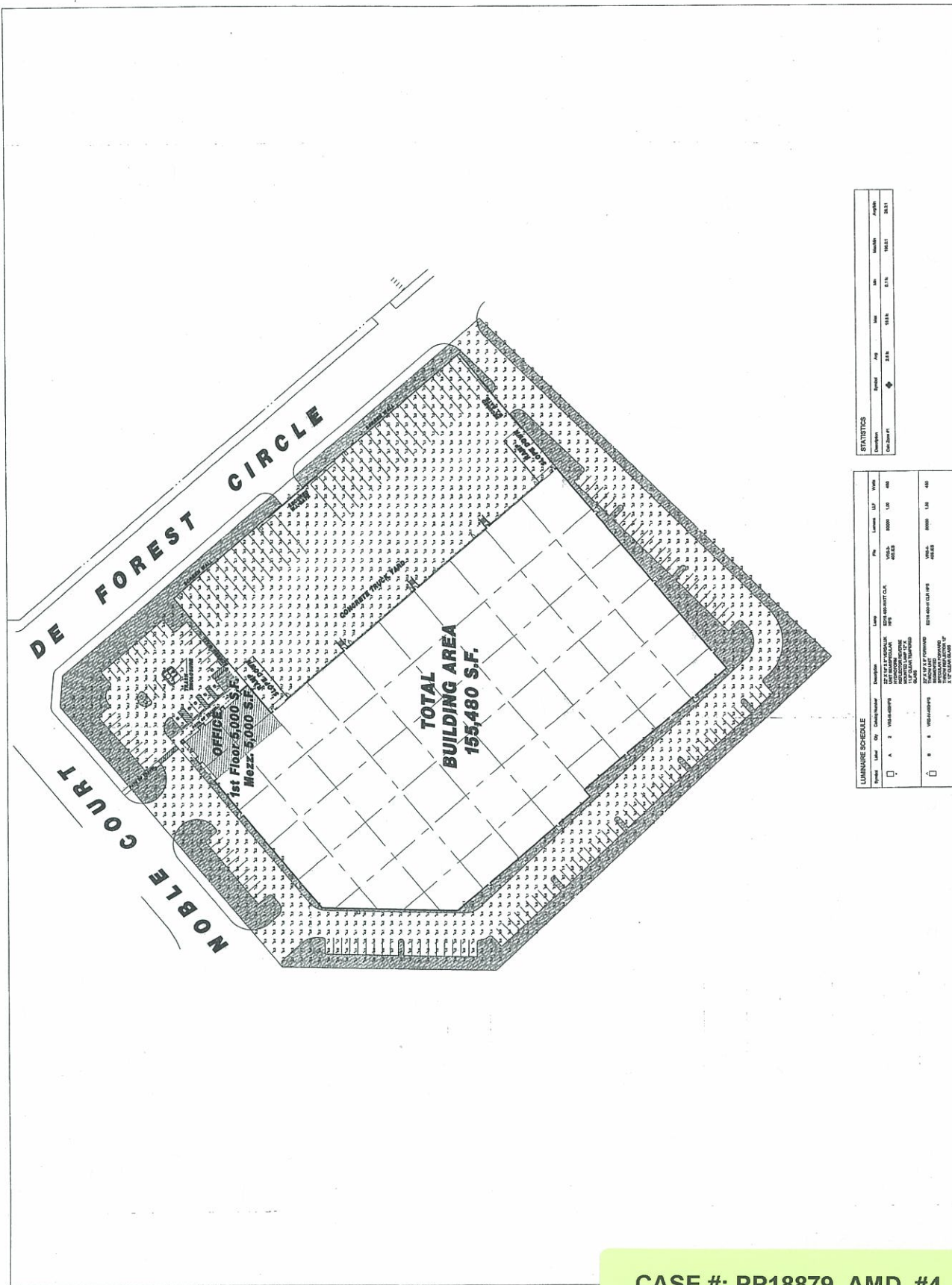
LOT 41

INDUSTRIAL FACILITY

HPA

18831 Bardleen Ave., # Suite 100
Irvine, CA 92612
Tel: 949.363.1770
Fax: 949.363.0851

PROJECT #3104
APRIL 09, 2007



NOTE: ALL FIXTURES BY PROPERTY LINE TO HAVE HOUSE BOLD SHIELD TO ELIMINATE ILLUMINATION ON OUTSIDE PROPERTY.

STATISTICS	
Dimensions:	
Overall Length:	155.48
Overall Width:	100.00
Overall Area:	15,548.00
Overall Perimeter:	511.96

LUMINAIRE SCHEDULE					
1	OFFICE	5,000 S.F.	100 WATT	100 WATT	100 WATT
2	MEZZ.	5,000 S.F.	100 WATT	100 WATT	100 WATT
3	TOTAL BUILDING AREA	155,480 S.F.	100 WATT	100 WATT	100 WATT

CASE #: PP18879, AMD. #4
 EXHIBIT: P
 DATED: 7/12/10
 PLANNER: C. HINOJOSA

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA)
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **March 21, 2001**

TO: Transportation (3)	Western Municipal Water Dist.
Environmental Health	Caltrans #8
Flood Control District	So. Cal Edison
Fire Department	So. Cal Gas
Building & Safety - Grading	Verizon
Building & Safety - Charles Ray	C.A. Dept. of Fish & Game
County Parks & Open Space	U.S. Fish and Wildlife Services
Riverside Co. Waste	U.S. Postal Service/S.B.
Sheriff's Dept.	EIC(Attachment A)
Commissioner Snell	Center for Community & Environmental Justice
Supervisor Tavaglione	West End Resource Conservation Dist.
CSA # 152	

PLOT PLAN NO. 16979 - EA No. 38240 - Applicant: Ernst & Adda Educational Trust - Engineer/Rep.: William Simpson Associates - Second Supervisorial District - Prado Mira-Loma Zoning Area - Located The site is located east of De Fores Circle, west of San Sevaine Channel and north of 60 freeway. - 10.75 acres - M-M, I-P (CZ 6286) Zone - **REQUEST:** This is an application to construct a 205,589 concrete tilt-up industrial building. - Schedule - APN: 156-160-018 - Related Cases: PM 28653, CZ 5904, COC 4710, PP 15152, CZ 6286, OPP 00326 (1ST LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **April 5, 2001** by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Sierra System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Kathleen Utter**, Project Planner, at **(909) 955-1888**.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 10, 2002

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety- Mark Berg
Riv. Co. Sheriff's Dept.
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell
Union for River Greenbelt-Ray Johnson

Jurupa Unified School Dist.
Jurupa Recreation and Parks Dist.
Jurupa Community Services Dist.
So. Calif. Edison Co.
So. Calif. Gas Co.
Pacific Bell
Caltrans Dist. #8
U.S. Postal Service/S.B.
Calif. Dept. of Fish and Game
Center for Community Action & Env. Justice

PLOT PLAN NO. 17788 - EA No. 38633 - Applicant: Millard Refrigerated Services - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - District Zoning Prado-Mira Loma - Located east of Etiwanda Avenue, south of Philadelphia Avenue - 20.48 acres - M-M zone - **REQUEST:** This is an application to construct a 426,000+ square foot refrigerated warehouse. The project will be constructed in one phase. There will be just over 11,000 square feet of office space on two floors. The project will have parking for 322 private vehicles and 102,765 square feet of landscaping. - Schedule: N/A - APN: 156-360-014 - Related Cases: PP 15767, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **May 2, 2002**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Michael Freitas**, Project Planner, at **(909) 955-3258**.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18875 - EA No. 39221 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the southwest corner of Hopkins Street and Deforest Cir. - 5 acres - M-M (Manufacturing Medium) zone - **REQUEST:** Plot Plan No. 18875 proposes the construction of a speculative warehouse facility with 93,350 square foot building, and an additional 10,860 square feet of office space. The project has 39,595 square feet of landscaping and 93 parking spaces. - Schedule: n/a - APN: 156-360-015 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18876 - EA No. 39222 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, on the east side of Etiwanda Ave. - 6.41 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18876 proposes the construction of a speculative warehouse facility with 126,800 square foot building, and an additional 10,000 square feet of office space. The project has 48,374 square feet of landscaping and 136 parking places. - Schedule: n/a - APN: 156-360-020, 021 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 23, 2003

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18877 - EA No. 39223 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the south side of Deforest Circle, north of Nobel Ct. - 11.4 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18877 proposes the construction of a speculative warehouse facility with 221,870 square foot building, and an additional 10,000 square feet of office space. The project has 71,625 square feet of landscaping and 198 parking places. - Schedule: n/a - APN: 156-360-027, 028 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at (909) 955-2046.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 23, 2003

Transportation (4)	Riverside Transit Agency
Environmental Health	Jurupa Rec & Park Dist.
Flood Control District	Jurupa Unified School Dist.
Fire Department	Jurupa Community Services Dist.
Building & Safety - Grading	Western municipal Water
Building & Safety - John Vasquez	So. Calif. Edison
Regional Parks & Open Space	So. Cal Gas
Geologist	SBC
Biologist	CA Dept of Fish and Game
EDA	Caltrans#8
Riv. Co. Sheriff	U.S. Fish & Wildlife Service
Riv. Co. Waste	U.S. Postal Service/S.B.
Supervisor Tavaglione	EIC(Attachment "A")
Commissioner Snell	Center for Community Action & Environmental Justice

PLOT PLAN NO.18879 - EA No. 39225 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, south of Nobel Ct. - 8 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18879 proposes the construction of a speculative warehouse facility with 156,150 square foot building, and an additional 10,000 square feet of office space. The project has 62,740 square feet of landscaping and 121 parking places. - Schedule: n/a - APN: 156-360-031, 041 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Charles Waltman, Claudia Steiding, John Field, Susan Swieca, Gloria Perez, Brenda Salas

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

DATE: July 22, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Plot Plans 18875, 18876, 18877, 18879 [Warehouse Development –Mira Loma]

Site Visit: November 5, 2003 and July 13, 2010

PROJECT DESCRIPTION AND LOCATION:

Plot Plans 18875, 18876, 18877, and 18879 requests to construct a development comprised of four (4) warehouse/office buildings in the community of Mira Loma. Currently vacant, the proposed project consists of 30.81 acres located on DeForest Circle. The zoning classifications for the project site are Manufacturing- Medium (M-M) and Industrial Park (I-P), and the land use designation is Light Industrial (CD: LI). The surrounding land uses include manufacturing uses to the north, east and south of the project site, with residential uses located to the west. PP18877 and a portion of PP18879 are not located within the JVPA, Mira Loma sub-area.

REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Mira Loma 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 Mira Loma 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.

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Plot Plan 18875, 18876, 18877, and 18879
July 22, 2010
Page 2

Please note: Serena Chow issued a formal comment letter for the proposed project on November 5, 2003. The following requirements outlined in the Conditions of Approval have been satisfied.

- Building Elevations
- Site Illumination
- Landscaping plan

The elevations for the proposed buildings are attractive and comply with the *Second District Design Guidelines (October 2002)*.

The landscaping complies with the *County of Riverside's Guide to Friendly Landscaping (December 2009)*. The conceptual landscape plan for the proposed project meets all requirements for the M-M and I-P zoning classifications per Ordinance 348.

The RDA recommends that the following conditions of approval be placed in the standard conditions of approval (the "pinks") as written.

Conditions of Approval

As part of the conditions of approval for Plot Plan 18875, 18876, 18877, and 18879, the following condition(s) shall apply unless modified in writing by the EDA/RDA:

Prior to the installation of any signage on the project site, a minor plot plan for outdoor/on-site signage shall be submitted to the Redevelopment Agency for comment and review.



**Riverside County
Waste Management Department**

Robert A. Nelson, General Manager-Chief Engineer

March 27, 2001

Kathleen Utter, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Plot Plan No. 16979

Dear Ms. Utter:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. The project is subject to Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass and other recyclables. The standard conditions for these recyclable collection areas are as follows:

1. **Prior to building permit issuance**, the applicant shall submit four (4) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage.
2. **Prior to building final inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

It should be noted that the Integrated Waste Management Act of 1989 (AB 939) requires cities and counties to divert 50 percent of solid waste from landfills by the year 2000. The applicant is encouraged to consider the following measures to help reduce the amount of solid waste which is generated by the project:

1. Construction and demolition waste can be reduced through the use of onsite grinders or hauling materials to recycling facilities.
2. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended. Green waste may be disposed of through onsite composting of green waste or separating green waste from other waste types and sending it to a composting facility in the area for recycling.

Please be advised that Riverside County landfills do not accept hazardous materials. Any hazardous wastes, such as paint, used during construction should be properly disposed of at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 955-4363.

Sincerely,

Steve Lech, Planner III

f:\data\plng\landuse\...\plot plans\PP 16979.doc

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 / 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC

March 23, 2001

ATTN: Kathleen Utter, Project Planner

RE: PP No. 16979 - EA No. 38240

APN: 156-160-018, Related Cases: PM 28653, CZ 5904, COC 4710, PP 15152,
CZ 6286, OPP 00326 (1st LDC)

Dear Ms Utter,

Thank you for the opportunity to comment on the proposed request for the construction of a concrete tilt-up industrial building at the above location within the Prado-Mira Loma 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. Employee Work Areas: The interior doors should be secured with a heavy duty type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the location, provide the servicing alarm vendor with a point of contact, and/or responder in the event of activation. During normal operational hours, the management should institute some manner of control, access and egress from these employee work areas, loading areas and doors. The proper use of security measures (i.e. CCTV - closed circuit TV) may prevent the future loss of business equipment and/or 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, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced access.

D. Landscaping: The landscape design should be based on the use of planted items which will not overgrow areas of the business and/or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, 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, Jurupa Valley Station Community Resources Unit.

The developer and/or builder's name, address and phone number should be conspicuously 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 near any local site phone. 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 exterior 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).

2. Graffiti Issues:

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

3. Business Numbering and Monument:

The property address should be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and/or law enforcement (Riverside County Sheriff's Department).

Additionally, the Sheriff's Department requests that the property address (numerics) be placed atop the roof of the main building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

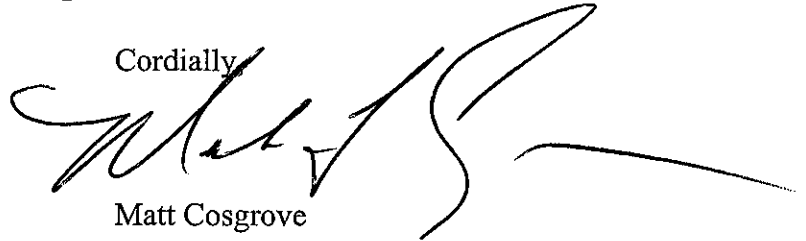
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering " signs posted along the perimeter fenceline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

It is not indicated whether any gate(s) at the location have the Knox Lock Security System or Rapid Entry Locking Devices. Should the decision to install a locking gate(s) at the project, the Sheriff's Department will require the installation of the dual switch system. This will provide each emergency responding agency, the fire and law enforcement their independent key access without compromising accountability or security.

Prior to the issuance of building permit(s), the Sheriff's Department requests the presentation of those above indicated project designs and/or diagrams for proper review.

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 (909) 955-2612 or Sergeant John Ruffcorn.

Cordially

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a long horizontal flourish extending to the right.

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

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

464 W Fourth Street, 6th Floor MS 726

San Bernardino, CA 92401-1400

PHONE (909) 383-6327

FAX (909) 383-6890



April 3, 2001

08-Riv-60-2.538

Ms. Kathleen Utter
Project Planner
Riverside County Planning Department
9th Floor, CAC
PO Box 1409
Riverside, CA 92502-1409

Dear Ms. Utter:

Ref: Plot Plan 16979, Prado/Mira Loma area

This proposal is an application to construct a 205,589 square foot industrial building directly north of State Route 60, east of Etiwanda Avenue and west of San Sevaine Channel.

The County of Riverside should ensure that the applicant complies with the current Congestion Management Program as defined by the Riverside County Transportation Commission (1999).

Please forward all future plans regarding this project to our office for review, as they become available.

If you have any question, please call Jim Belty at (909) 383-4473 or FAX (909) 338-6890.

Sincerely,

A handwritten signature in cursive script that reads "Linda Grimes".

LINDA GRIMES, Chief
Office of Forecasting/
IGR/CEQA Review



Riverside County
Waste Management Department

Robert A. Nelson, General Manager-Chief Engineer

April 22, 2002

Michael Freitas, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 17788

Proposal: To construct a 426,000 square foot refrigerated warehouse; including 11,000 square feet of office space, parking area for 322 vehicles and 102,765 square feet of landscaping

Dear Mr. Freitas:

The Riverside County Waste Management Department has reviewed the proposed project located east of Dulles Drive and Etiwanda Avenue, south of Philadelphia Avenue, north of Highway 60, in the Prado-Mira Loma Zoning District. The project has the potential to impact landfill capacity during the construction phase of the business, and from the generation of solid waste upon operation of the commercial use.

The project site is required to have its own area for recyclables collection and loading (as per State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991). Please apply the following standard conditions upon approval of the proposed project:

1. **Prior to building permit issuance for the proposed refrigerated warehouse building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage.
2. **Prior to building final inspection of the proposed refrigerated warehouse 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.

In addition, the project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- a. Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- b. The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- c. Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Lastly, hazardous materials are not accepted at Riverside County landfills. Any hazardous wastes, such as paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 955-4363.

Sincerely,

Mirtha Purkart, Planner III



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

May 4, 2005

KCT Consultants, Inc.
4344 Latham Street, Suite #200
Riverside, CA 92501

Dear KCT Consultants, Inc.:

RE: MSHCP Compliance Letter
Assessor's Parcel Number(s): 156-360-014
Case Number: PP17788

This letter is to inform you that the subject property has fulfilled its requirements under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning this letter, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Chad Young
Ecological Resources Specialist

CY

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 or x 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Michael Freitas, Project Planner

April 18, 2002

RE: PP No. 17788, EA No. 38633
APN: 156-360-014, Related Cases: PP 15767 (1st LDC)
Applicant: Millard Refrigerated Services, Engineer: KCT Consultants, Inc.

Dear Mr. Freitas,

Thank you for the opportunity to comment on the proposed construction of a commercial building at the above location within the Prado / Mira Loma 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. Employee Work Areas:

During periods of non-use, interior and roll-up type doors should be secured with a heavy duty interior locking device(s) to provide an additional deterrent to forced entry, as well as, any exterior locking mechanism. Recommend a security alarm system for the location, provide the service vendor with a point of contact and a responder in the event of activation. During operational hours, the management should institute some control measures for access and egress to the employee work areas, tools rooms, loading areas, office areas, etc... The proper use of security measures (i.e. CCTV - closed circuit TV and video) may discourage future loss of business equipment and / or 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, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced access.

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 / or 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 County Sheriff's Department, Jurupa Valley Station Community Resources Unit.

The developer and builders name, address and phone number should be conspicuously 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 County Sheriff's Department near any local site phone. 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 metal halide or low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare). A professional light survey should be conducted for the site plan. 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 and/or law enforcement.

Additionally, the Riverside County Sheriff's Department requests that the property address (numeric) be placed atop the roof of the main administrative building. The application of the address numbers assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (1 x 4 ft.) and contrasting in color against the rooftop.

4. Knox System:

The property plans indicate several points for access and egress. The plan does not indicate the proposed installation of any type of gate(s). Should the determination be made to install such security gate devices, the premises may be required to install double switch (Model # 3503), Knox Box Rapid Entry system per the Riverside County Fire and the Riverside County Sheriff's Department.

The required authorization forms for ordering with the Knox Company may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Sub-station, 7477 Mission Blvd., Riverside, CA. (909) 955-2612 or 2600.

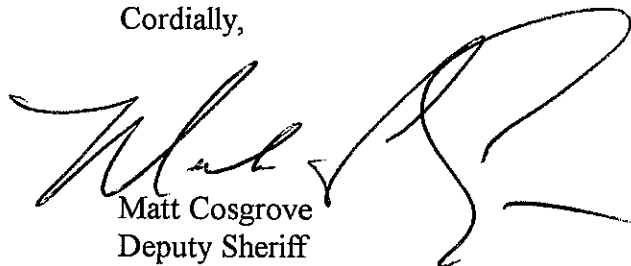
The forms required from Riverside County Fire may be obtained on the 2d Floor, County Administrative Center, 4080 Lemon St., Riverside, CA..

5. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter and landscaping design 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 permits, the Riverside County Sheriff's Department requests the presentation of those above indicated project designs and / or diagrams for proper review. 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 (909) 955-2612 or Sergeant Dave Wilson.

Cordially,

A handwritten signature in black ink, appearing to read "Matt Cosgrove", written in a cursive style.

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

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

464 W Fourth Street, 6th Floor MS 726

San Bernardino, CA 92401-1400

PHONE (909) 383-6327

FAX (909) 383-6890



July 9, 2002

08-Riv-60-R1.933

Mr. Michael Freitas
Riverside County Planning Department
9th Floor, CAC
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Freitas:


Plot Plan No. 17788, Refrigerated Warehouse, Millard Refrigerated Services, Applicant

We have received the Land Development Committee notification of pending Initial Case Acceptance of the above noted project. This project proposes to construct 426,000 square feet of refrigerated warehouse with 320 parking spaces and 102,765 square feet of landscaping on 20.48 acres of vacant land. The property is located north of State Route 60, south of Philadelphia Avenue and east of Dulles Drive.

Because the project site does not immediately abut existing SR 60 right of way, we do not expect project approval and development to result in direct impact to nearby State transportation facilities. However, our concern with "cumulative" traffic impacts resulting from continued growth in this area remains particularly with respect to truck traffic. Due to the magnitude of this project, we recommend a traffic impact study be conducted to address traffic impact mitigation measures relevant to the growth of related uses in the area. When available, please forward a copy of TIA for our review and files.

Thank you for providing us this opportunity to review and to offer our comments concerning this project. If you have any questions regarding this letter, please contact Mr. Kee T. Ooi at (909) 383-4149 for assistance.

Sincerely,


for: LINDA GRIMES, Chief
Office of Forecasting/IGR-CEQA Review
Transportation Planning Division



Riverside County
Waste Management Department

Joseph R. McCann, General Manager-Chief Engineer

November 6, 2003

Larry Ross, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 18875 – EA No. 39221

Proposal: Construct a warehouse facility with a 93,350 square foot building and an additional 10,860 square feet of office space with associated parking and landscaping

APN#: 156-360-015

Dear Mr. Ross:

The Riverside County Waste Management Department has reviewed the proposed project located on the southwest corner of Hopkins Street and DeForest Circle in the Prado Mira Loma Zoning District, 2nd Supervisorial District. The project is a proposal to develop a speculative warehouse facility including a 93,350 square foot building and an additional 10,860 square feet of office space, with 39,595 square feet of landscaping and 93 parking spaces on 5 acres. The project site is zoned M-M (Manufacturing Medium). This 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 following comments are offered for your consideration:

At the development stage, the project proponent is required to implement the following standard conditions of approval:

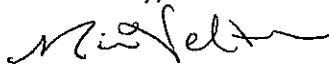
1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection 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.
2. **Prior to building final inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

In addition, the project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 486-3351.

Sincerely,



Mir Velten, Planner III

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(909) 955-2612 / 2600
(909) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Larry Ross, Project Planner

November 17, 2003

RE: Plot Plan No. 18875 - EA No. 39221
APN: 156-360-015, Related Cases: EIR 450 (1st LDC)
Applicant: Obayashi Corporation; Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed request for the construction of an industrial warehouse building at the above location within the Prado-Mira Loma 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. Employee Work Areas:

The interior doors should be secured with a heavy duty type lock which provides deterrence to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the site which is zoned by area. Provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation.

During normal operational hours, the management should institute some manner of control, access and egress from these employee work areas (i.e. tool rooms, etc...) loading areas and doors.

The proper use of security measures (i.e. CCTV - closed circuit TV) may prevent the future loss of business equipment and / or 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, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents should be reinforced to prevent forced entry.

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, 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 conspicuously 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 County Sheriff's Department near any local site phone. 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.

A professional lighting survey should be conducted and included for review.

All exterior 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).

2. Graffiti Issues:

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

3. Business Numbering and Monument:

The property address should be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade.

This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

Additionally, the Riverside County Sheriff's Department requests that the property address (numerics) be placed atop the roof of the main building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

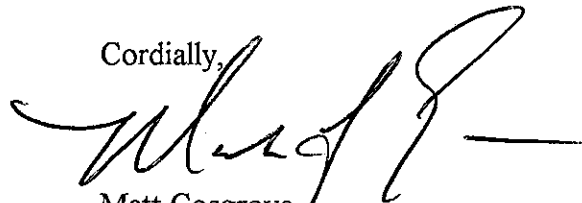
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering" signs posted along the perimeter fenceline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

It is not indicated whether any gate(s) at the location will have the Knox Lock Security System or Rapid Entry Locking Devices. Should the decision to install a locking gate(s) at the project, the Sheriff's Department will require the installation of the dual switch system. This will provide each emergency responding agency, the fire and law enforcement their independent key access without compromising accountability or security.

Prior to the issuance of building permit(s), the Riverside County Sheriff's Department requests the presentation of those above indicated project designs and / or diagrams for proper review.

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 (909) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', with a horizontal line extending to the right.

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

cc: - Admin, RSO

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

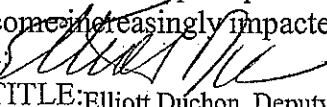
Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18875 - EA No. 39221 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the southwest corner of Hopkins Street and Deforest Cir. - 5 acres -- M-M (Manufacturing Medium) zone - **REQUEST:** Plot Plan No. 18875 proposes the construction of a speculative warehouse facility with 93,350 square foot building, and an additional 10,860 square feet of office space. The project has 39,595 square feet of landscaping and 93 parking spaces. - Schedule: n/a - APN: 156-360-015 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional 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: *11/03/03* SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 12, 2007

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

RE: Plot Plan No. 18876 Amended No. 4
Proposal: The Plot Plan proposes the development of 12 single story industrial structures for storage and office uses.
APN: 156-360-020

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Hopkins Street and east of Etiwanda Avenue, in the Jurupa Area Plan. 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 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. 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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
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

RIVERSIDE COUNTY SHERIFF

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

County of Riverside
Planning Department
9th Floor, CAC

June 13, 2007

ATTN: Andrew Gonzalez, Project Planner

RE: ~~Plot Plan No. 18876~~ - Amended No. 4 - EA No. 39222

APN: 156-360-020 and -021

Applicant: KCT Consultants, Inc.

Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed construction of twelve single story industrial buildings for storage and office use. The project consists of 97,010 sq. ft. of total building area, 42,679 sq. ft. of landscaping, and 243 parking spaces on a 6.83 gross acre lot. The project site is located within the Prado-Mira Loma Zoning District, Jurupa Area Plan. 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. Employee Work Areas and Loading Docks:

The interior doors should be secured with a heavy duty, commercial type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the each location. The business tenant must provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation. During normal operational hours, the respective businesses should institute some manner of control, access and egress from these employee work areas, loading areas and doors.

The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment and/or merchandise. All loading dock areas shall be equipped with digital video recording camera's.

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

C. Roof Access:

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

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, 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 required 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 conspicuously 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 County Sheriff's Department near any local site phone. 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:

A professional lighting survey should be conducted and remain consistent with the existing property. All exterior 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).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... shall be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering, Property Directory and Monument:

The property addresses shall be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

The project site has two access points from the public street. The Riverside County Sheriff's Department requires the installation of a property directory at each entrance to include a site map with the names and location of existing tenants. The directory shall display an after hours name and phone number for a contact representative of the property owner or leasing firm.

Additionally, the Riverside County Sheriff's Department requires that the property address (numerics) be placed atop the roof of the building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

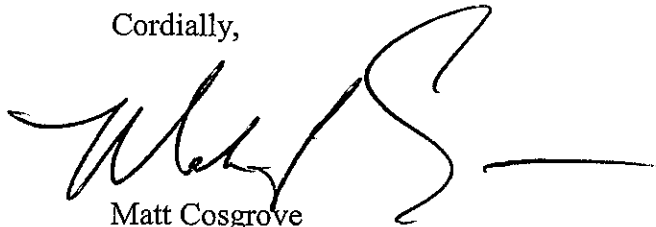
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The top portion of the southern wall, which separates the adjoining residential neighborhood, should be equipped with wrought iron rolled outward to prevent incursions over the wall. The premises shall 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).

5. Property Gates:

The project indicates the installation and use of gates. Installation of the Knox Lock Security System or Rapid Entry Locking Devices will be required. The equipment shall include the dual switch system (Model # 3503). This will allow varying public agencies (i.e. law enforcement or fire) unfettered access to the site for service responses. The Riverside County Fire and Sheriff's Department have independent accounts for key access, this ensures access without compromising accountability or security. The required form(s) may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Station (951) 955-9230. The required forms from the Riverside County Fire may be obtained by contacting their Planning Desk at (951) 955-4777.

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 horizontal line extending to the right.

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

cc: - RSO Admin.
- JVS File

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

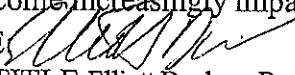
Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18876 - EA No. 39222 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, on the east side of Etiwanda Ave. - 6.41 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18876 proposes the construction of a speculative warehouse facility with 126,800 square foot building, and an additional 10,000 square feet of office space. The project has 48,374 square feet of landscaping and 136 parking places. - Schedule: n/a - APN: 156-360-020, 021 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at (909) 955-2046.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional 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: 11/6/03 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 14, 2007

Andrew Gonzalez, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: ~~Plot Plan No. 18877~~, Amended No. 4 — Construct Eight (8) Industrial Structures with Office and Storage Space

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Nobel Court and easterly of Julia Street in Jurupa. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. It is also 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). In order to mitigate the project's potential solid waste impact, 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:

1. **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.
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.
3. **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.


4. **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.

The project proponent should implement the following measures, as feasible:

5. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. 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.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Planner

RIVERSIDE COUNTY SHERIFF

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

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Andrew Gonzalez, Project Planner

June 13, 2007

RE: ~~Plot Plan No. 18877~~ - Amended No. 4 - EA No. 39223
APN: 156-360-027 and -028
Applicant: KCT Consultants, Inc.
Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed construction of eight single story industrial buildings for storage and office use. The project consists of 150,747 sq. ft. of total building area, 122307 sq. ft. of landscaping, and 444 parking spaces on a 12.75 gross acre lot. The project site is located within the Prado-Mira Loma Zoning District, Jurupa Area Plan. 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. Employee Work Areas and Loading Docks:

The interior doors should be secured with a heavy duty, commercial type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the each location. The business tenant must provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation. During normal operational hours, the respective businesses should institute some manner of control, access and egress from these employee work areas, loading areas and doors.

The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment and/or merchandise. All loading dock areas shall be equipped with digital video recording camera's.

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

C. Roof Access:

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

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, 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 required 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 conspicuously 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 County Sheriff's Department near any local site phone. 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:

A professional lighting survey should be conducted and remain consistent with the existing property. All exterior 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).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... shall be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering, Property Directory and Monument:

The property addresses shall be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

The project site has two access points from the public street. The Riverside County Sheriff's Department requires the installation of a property directory at each entrance to include a site map with the names and location of existing tenants. The directory shall display an after hours name and phone number for a contact representative of the property owner or leasing firm.

Additionally, the Riverside County Sheriff's Department requires that the property address (numerics) be placed atop the roof of the building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The top portion of the southern wall, which separates the adjoining residential neighborhood, should be equipped with wrought iron rolled outward to prevent incursions over the wall. The premises shall 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).

5. Property Gates:

The project indicates the installation and use of gates. Installation of the Knox Lock Security System or Rapid Entry Locking Devices will be required. The equipment shall include the dual switch system (Model # 3503). This will allow varying public agencies (i.e. law enforcement or fire) unfettered access to the site for service responses. The Riverside County Fire and Sheriff's Department have independent accounts for key access, this ensures access without compromising accountability or security. The required form(s) may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Station (951) 955-9230. The required forms from the Riverside County Fire may be obtained by contacting their Planning Desk at (951) 955-4777.

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,

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

cc: - RSO Admin.
- JVS File

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 23, 2003**


Transportation (4)	Riverside Transit Agency
Environmental Health	Jurupa Rec & Park Dist.
Flood Control District	Jurupa Unified School Dist.
Fire Department	Jurupa Community Services Dist.
Building & Safety - Grading	Western municipal Water
Building & Safety - John Vasquez	So. Calif. Edison
Regional Parks & Open Space	So. Cal Gas
Geologist	SBC
Biologist	CA Dept of Fish and Game
EDA	Caltrans#8
Riv. Co. Sheriff	U.S. Fish & Wildlife Service
Riv. Co. Waste	U.S. Postal Service/S.B.
Supervisor Tavaglione	EIC(Attachment "A")
Commissioner Snell	Center for Community Action & Environmental Justice

PLOT PLAN NO.18877 - EA No. 39223 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the south side of Deforest Circle, north of Nobel Ct. - 11.4 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18877 proposes the construction of a speculative warehouse facility with 221,870 square foot building, and an additional 10,000 square feet of office space. The project has 71,625 square feet of landscaping and 198 parking places. - Schedule: n/a - APN: 156-360-027, 028 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at (909) 955-2046.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional 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: 11/20/03 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations

TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 20, 2007

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

RE: Plot Plan No. 18879 Amended No. 4
Proposal: The Plot Plan proposes the development of one structure with mezzanine space, for office and warehouse uses
APN: 156-360-031, -041

Dear Mr. Gonzalez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Nobel Court and west of Deforest Circle, in the Jurupa Area Plan. 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 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. 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. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
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

RIVERSIDE COUNTY SHERIFF

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

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Andrew Gonzalez, Project Planner

June 13, 2007

RE: ~~Plot Plan No. 18879~~ - Amended No. 4 - EA No. 39225
APN: 156-360-031 and -041, Concurrent Cases: EIR00450
Applicant: KCT Consultants, Inc.
Engineer / Representative: KCT Consultants, Inc.

Thank you for the opportunity to comment on the proposed construction of one industrial building with mezzanine, office space and 145,480 sq. ft. warehouse. The project consists of 155,480 sq. ft. of total building area, 53,941 sq. ft. of landscaping, and 119 parking spaces on a 7.99 gross acre lot. The project site is located within the Prado-Mira Loma Zoning District, Jurupa Area Plan. 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. Employee Work Areas and Loading Docks:

The interior doors should be secured with a heavy duty, commercial type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the each location. The business tenant must provide the servicing alarm vendor with a point of contact, and / or responder in the event of activation. During normal operational hours, the respective businesses should institute some manner of control, access and egress from these employee work areas, loading areas and doors.

The proper use of security measures (i.e. CCTV – digital recording) may prevent the future loss of business equipment and/or merchandise. All loading dock areas shall be equipped with digital video recording camera's.

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

C. Roof Access:

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

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, 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 required 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 conspicuously 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 County Sheriff's Department near any local site phone. 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:

A professional lighting survey should be conducted and remain consistent with the existing property. All exterior 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).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... shall be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering, Property Directory and Monument:

The property addresses shall be prominently displayed to the business front, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

The project site has two access points from the public street. The Riverside County Sheriff's Department requires the installation of a property directory at each entrance to include a site map with the names and location of existing tenants. The directory shall display an after hours name and phone number for a contact representative of the property owner or leasing firm.

Additionally, the Riverside County Sheriff's Department requires that the property address (numerics) be placed atop the roof of the building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

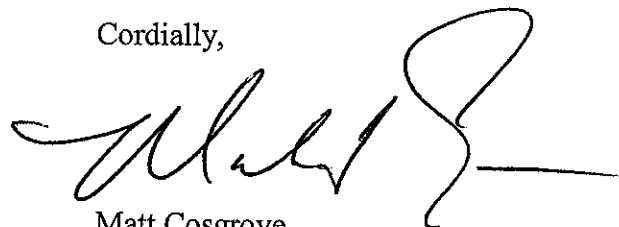
The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The top portion of the southern wall, which separates the adjoining residential neighborhood, should be equipped with wrought iron rolled outward to prevent incursions over the wall. The premises shall have "No Trespassing or Loitering" signs posted along the perimeter fenceline a reasonable distance spaced and at all access points (per 602 P.C. California Penal Code).

5. Property Gates:

The project indicates the installation and use of gates. Installation of the Knox Lock Security System or Rapid Entry Locking Devices will be required. The equipment shall include the dual switch system (Model # 3503). This will allow varying public agencies (i.e. law enforcement or fire) unfettered access to the site for service responses. The Riverside County Fire and Sheriff's Department have independent accounts for key access, this ensures access without compromising accountability or security. The required form(s) may be obtained by contacting Deputy Matt Cosgrove at the Jurupa Valley Station (951) 955-9230. The required forms from the Riverside County Fire may be obtained by contacting their Planning Desk at (951) 955-4777.

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 long horizontal line extending to the right.

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

cc: - RSO Admin.
- JVS File

LAND DEVELOPMENT COMMITTEE
(*INITIAL CASE ACCEPTANCE) MEETING AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 23, 2003

Transportation (4)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
EDA
Riv. Co. Sheriff
Riv. Co. Waste
Supervisor Tavaglione
Commissioner Snell

Riverside Transit Agency
Jurupa Rec & Park Dist.
Jurupa Unified School Dist.
Jurupa Community Services Dist.
Western municipal Water
So. Calif. Edison
So. Cal Gas
SBC
CA Dept of Fish and Game
Caltrans#8
U.S. Fish & Wildlife Service
U.S. Postal Service/S.B.
EIC(Attachment "A")
Center for Community Action & Environmental
Justice

PLOT PLAN NO.18879 - EA No. 39225 - Applicant: Obayashi Corporation - Engineer/Rep.: KCT Consultants, Inc. - Second Supervisorial District - Prado-Mira Loma Zoning District - Located on the west side of Deforest Circle, south of Nobel Ct. - 8 acres - I-P (Industrial Park) zone - **REQUEST:** Plot Plan No. 18879 proposes the construction of a speculative warehouse facility with 156,150 square foot building, and an additional 10,000 square feet of office space. The project has 62,740 square feet of landscaping and 121 parking places. - Schedule: n/a - APN: 156-360-031, 041 - Related Cases: EIR 450, (1st LDC)

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **November 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Larry Ross**, Project Planner, at **(909) 955-2046**.

COMMENTS: The Jurupa Unified School District is currently operating at capacity. Additional 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: *10/23/03* SIGNATURE: *[Signature]*
PLEASE PRINT NAME AND TITLE: Elliott Duchon, Deputy Superintendent of Business Services and Governmental Relations
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Department of **Public Health**
Riverside County Community Health Agency

Date: January 6, 2004

To: Larry Ross
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (909) 955-3157

From: Steven T. Uhlman, REHS, CIH, JD *SU*
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (909) 358-5050 *SU*

Report written by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: EIR 450 / Plot Plans 18875 - 18879

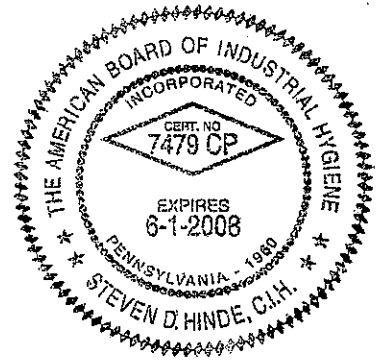
Reference Number: **95439**

Applicant: Lesley Turner
KCT Consultants Inc
4344 Latham Street, Suite 200
Riverside, CA 92501

Noise Consultant Giroux & Associates
17744 Sky Park Circle, Suite 210
Irvine, CA 92614

Review Stage: First Review

Information Provided: "Noise Impact Study Mira Loma Industrial Center Riverside County, CA" Project No. P02-045 dated January 9, 2003.



Noise Standards:

For Stationary Noise Sources:

A. Standards

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

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

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as “point” sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

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

Recommendations:

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be under taken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Each Plot Plan is to provide a noise report that provides daily and hourly number of trucks, operating hours, dBA 10 minute Leq levels with worse case scenarios, noise readings from similar operations and distances to the nearest sensitive receivers for the below recommendations to apply or be modified.

3. The proposed 6-foot high separation wall between project parcels adjacent to existing residential uses should be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.
4. A 12-foot high perimeter barrier shall be required if nocturnal (10 p.m. to 7 a.m.) loading dock material handling activities are conducted within 300 feet of any residence. If nocturnal trucking activities are conducted simultaneously of the warehouse/loading dock, the 12-foot-high barrier shall be required if such

combined activities occur within 600 feet of an existing home.

5. No nocturnal loading / unloading shall occur within 100 feet of any residence for Plot Plans 18876 and 18877. No combined trucking movements and unloading /loading shall occur within 200 feet of any residence from 10 p.m. to 7 a.m.
6. Our Department must receive, review and approve an acoustical report addressing the noise that might be produced from each specific tenant/ plot plan. The Office of Industrial Hygiene will determine which businesses will be required to have an acoustical report.
7. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Hinojosa, Christian

From: Sarah Morrison [Sarah.Morrison@doj.ca.gov]
Sent: Wednesday, May 12, 2010 6:13 PM
To: Hinojosa, Christian
Subject: Mira Loma Commerce Center EIR No. 450

Dear Mr. Hinojosa,

Thank you for talking to me today regarding the Mira Loma Commerce Center (MLCC), EIR No. 450. As I mentioned, I have been reviewing the MLCC EIR, and I would like to be added to the mailing list for this project. I would appreciate receiving notice of when the final EIR is issued and when the public hearing is scheduled.

I also have questions regarding the projects that were used to determine cumulative impacts. I could not find information on the Riverside County website regarding the APN and the project name for the cumulative projects. It is not clear where these projects are located, and how it was determined that these are appropriate past, present, and probable future projects to be considered in the MLCC EIR. Lastly it was unclear what assumptions were made regarding these projects to arrive at the cumulative emissions in the tables attached to the Air Quality Impact Analysis. Any assistance regarding these matters would be appreciated.

Please contact me if you would like to discuss further.

Thanks, Sarah

Sarah Morrison
Deputy Attorney General
California Attorney General's Office
Environment Section
300 S. Spring St., Ste. 1702
Los Angeles, CA 90013
(213) 897-2640
fax (213) 897-2802

E-mail address: Sarah.Morrison@doj.ca.gov

Please consider the environment before printing this e-mail

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**Response to the
California Attorney General's Office
E-mail dated: May 12, 2010**

The responses provided below clarify the analysis presented in the Draft EIR for the Mira Loma Commerce Center (EIR No. 450) in response to the questions asked by Ms. Sarah Morrison, Deputy Attorney General. The below responses do not present any substantial evidence showing any new or different potentially significant impacts.

AG Comment #1

Thank you for talking to me today regarding the Mira Loma Commerce Center (MLCC), EIR No. 450. As I mentioned, I have been reviewing the MLCC EIR, and I would like to be added to the mailing list for this project. I would appreciate receiving notice of when the final EIR is issued and when the public hearing is scheduled.

Response to AG Comment #1

The Riverside County Planning Department will add Ms. Sarah Morrison's name and address to the project's mailing list and will provide any notices required by law, including notice as to when the public hearing is scheduled.

AG Comment # 2

I could not find information on the Riverside County website regarding the APN and the project name for the cumulative projects.

Response to AG Comment # 2

The following list of Assessor's Parcel Numbers (APN) for the cumulative projects listed in Table 4.3-U (Draft EIR, p. 4.3-73) and Table 6.0-E (Draft EIR, p. 6.0-6) of the Draft EIR. Riverside County does not record the names chosen by developers for their projects and generally refers to project by their project number. These project numbers are listed in the first column of Tables 4.3-U and 6.0-E of the Draft EIR and in the table below. It should be noted that most of the APNs are those listed for each project when the application for each project was submitted to the County of Riverside or the City of Fontana and may no longer be current.

Cumulative Projects Assessor's Parcel Numbers

Project	Assessor's Parcel Numbers
PP19748	156-111-001 156-111-002 156-111-003 156-113-001 156-113-002

Project	Assessor's Parcel Numbers
	156-113-003 156-113-004 156-113-005 156-113-006 156-120-001 156-130-001 156-130-002 156-130-003 156-130-004 156-130-005 156-130-007 156-130-011
PP19980	156-210-064 156-210-065 170-330-027
PP21014	156-350-032
PP16686	156-340-024 156-340-025
PP18351	156-360-066 156-360-067 156-360-068 156-360-069
PP18352	156-361-007
PP18356	156-360-061 156-360-062 156-360-063 156-360-064
PP18504	156-361-012
PP19213	156-332-022 156-332-023
PP19215	156-140-045
PP19574	156-310-049
PP19763	156-200-021
PP20378	156-360-050 156-360-051
TR33461	160-060-041
TR31644	160-060-006 160-060-036 160-060-037
DRP04-16*	0236-141-13
DRP05-38*	0238-112-16
DRP04-22*	0238-111-34
DRP05-49*	0236-091-67
DRP04-39*	0238-091-45
	0238-091-46

Note* = Project located in city of Fontana

AG Comment # 3

It is not clear where these projects are located, and how it was determined that these are appropriate past, present, and probable future projects to be considered in the MLCC EIR.

Response to Comment # 3

The location of the cumulative projects is shown on Figure 4-J of the Traffic Study (Appendix J of the Draft EIR), a copy of which is attached.

As discussed in detail in Section 6.0 (Mandatory CEQA Topics) of the MLCC EIR utilizes the "summary of projections" approach in the cumulative analysis, as provided for by Section 15130(d) of the CEQA Guidelines. The cumulative impact analysis is based on information contained in the Riverside County Integrated Project General Plan Final Program Environmental Impact Report and Draft Program EIR (SCH No. 20022051143) certified by the Riverside County Board of Supervisors on October 7, 2003. (Draft EIR, pp. 6.0-1 and 6.0-2).

The Riverside County Integrated Project General Plan Final Program Environmental Impact Report and Draft Program EIR ("RCIP EIR") certified by the Riverside County Board of Supervisors on October 7, 2003 evaluated the potential environmental impacts associated with a theoretical build-out of all unincorporated areas which is expected to occur in 2040 or possibly later. The projections developed and analyzed in this EIR estimated potential population, dwelling units, and employment for unincorporated areas of the County. The General Plan's land uses served as the basis for these projections. The Riverside County General Plan reflects the past, present and probable future development for that area within which the proposed project is located and its Program EIR described and evaluated the conditions contributing to area-wide and regional cumulative impacts. (Draft EIR, pp. 6.0-2 and 6.0-3)

Although the RCIP EIR addressed the range of environmental impacts covered by the proposed project and covers a geographic area that included the project; in those environmental issues that are potentially affected by project square footages (i.e., Air Quality and Transportation/Traffic), the cumulative impact analysis contained within this EIR incorporated the actual impact of the total square footage of the proposed project into the RCIP build-out year (2037) analysis. Additionally, known projects within the vicinity of the proposed project which may not have been incorporated into the RCIP EIR analysis, as shown on **Table 6.0-E, Cumulative Projects Within the Proposed Project Vicinity**, were incorporated into the cumulative impact analysis for Air Quality and Transportation/Traffic impacts in order to provide a worst-case analysis. (Draft EIR, pp. 6.0-5 and 6.0-6) The significance conclusion under this approach was that the Project will result in a significant contribution to cumulative air quality impacts. (Draft EIR, pp. 4.3-74 and 6.0-13)

In order to identify which projects may not have been incorporated into the RCIP EIR analysis, a list of all known project applications within one mile of the proposed project was generated from Riverside County's GIS database, which included project applications as early as October 1989. Inasmuch that on-road motor vehicles contribute most of long-term operational air quality emissions related to area-wide development, it was determined that a one-mile radius would

reasonable encompass all known projects that have the potential to contribute to cumulative traffic on those roadways affected by the proposed Project and thus also contribute to long-term operational air quality emissions. This list of project applications was screened to eliminate those approved projects that had already been constructed (and thus previously incorporated into the RCIP EIR analysis). Project applications that had been approved, but had expired without being constructed, were also eliminated as no longer representing past, present and probable future development. The City of Fontana provided a list of all planning projects within the city limits from August 1997 to present. The City of Fontana projects were screened in the same manner as the Riverside County projects, but also to delete those projects located outside of the identified study area. The City of Ontario indicated that there were no projects located within that portion of the study area located within its boundaries. The remaining projects, regardless of their size, were included in the cumulative projects listed in Table 4.3-U (Draft EIR, p. 4.3-73) and Table 6.0-E (Draft EIR, p. 6.0-6) of the Draft EIR.

AG Comment # 4

Lastly it was unclear what assumptions were made regarding these projects to arrive at the cumulative emissions in the tables attached to the Air Quality Impact Analysis. Any assistance regarding these matters would be appreciated.

Response to AG Comment # 4

The Air Quality Impact Analysis made the assumption that all of the cumulative projects will be constructed and in operation concurrently with the proposed project in order to provide a worst-case scenario for analysis. As recommended by South Coast Air Quality Management District staff, the URBEMIS 2007 for Windows version 9.2.2 computer model was used to quantify cumulative project-related emissions. The emissions modeling used the combined sizes of the cumulative projects, and with the exception of emissions related to landscape maintenance, as described below, used the default settings for projects located within the South Coast Air Quality Management District (SCAQMD) (Draft EIR, p. 4.3-74). These default settings were used because they present typical emissions from land uses within the SCAQMD based upon data from the California Air Resources Board, SCAQMD and the U.S. Environmental Protection Agency.

For example, these default settings assume the following:

- Natural gas is used as the primary source of water and space heating, with the exception of wood used for fireplaces.
- Stoves are used for an average two hours per day during winter months, and 100 days per year (200 hours per year).
- Average annual emissions for landscape maintenance assume that daily emissions would only occur during the summer period of 180 days.
- Consumer product emissions for residential uses are based upon 2.861 persons per dwelling unit.
- Ten percent of total residential and nonresidential building square footage is repainted each year.

- One hundred percent of vehicle miles traveled occur on paved roads.
- The trip speed of project generated traffic is 30.0 mph.
- Residential trips are made up of 32.9% home-work (12.7-mile urban trip length, 17.6-mile rural trip length), 18.0% home-shop (7.0-mile urban trip length, 12.1-mile rural trip length) and 49.1% home-other (9.5-mile urban trip length, 14.9 mile rural trip length).
- Commercial commute trips by land use are 2.0% of warehouse trips, 50.0% of general light industrial trips, and 48.0% of manufacturing trips; all with an urban trip length of 13.3 miles and rural trip length of 15.4 miles.
- Commercial non-work trips by land use are 1.0% of warehouse trips, 25.0% of general light industrial trips, and 24.0% of manufacturing trips; all with an urban trip length of 7.4 miles, and rural trip length of 9.6 miles.
- Commercial customer trips by land use are 97.0% of warehouse trips, 25.0% of general light industrial trips, and 28.0% of manufacturing trips; all with an urban trip length of 8.9 miles and a rural trip length of 12.6 miles.

Although the URBEMIS default settings for landscape maintenance assume that daily emissions would only occur during the summer period of 180 days, the cumulative project analysis assumed that landscape maintenance would occur throughout the year due to climate conditions in southern California and, again, to provide a worst-case impacts scenario for purposes of analysis. The emissions related to landscape maintenance were manually added to the results for winter emissions because URBEMIS only includes landscape maintenance emissions in its summer emissions output.

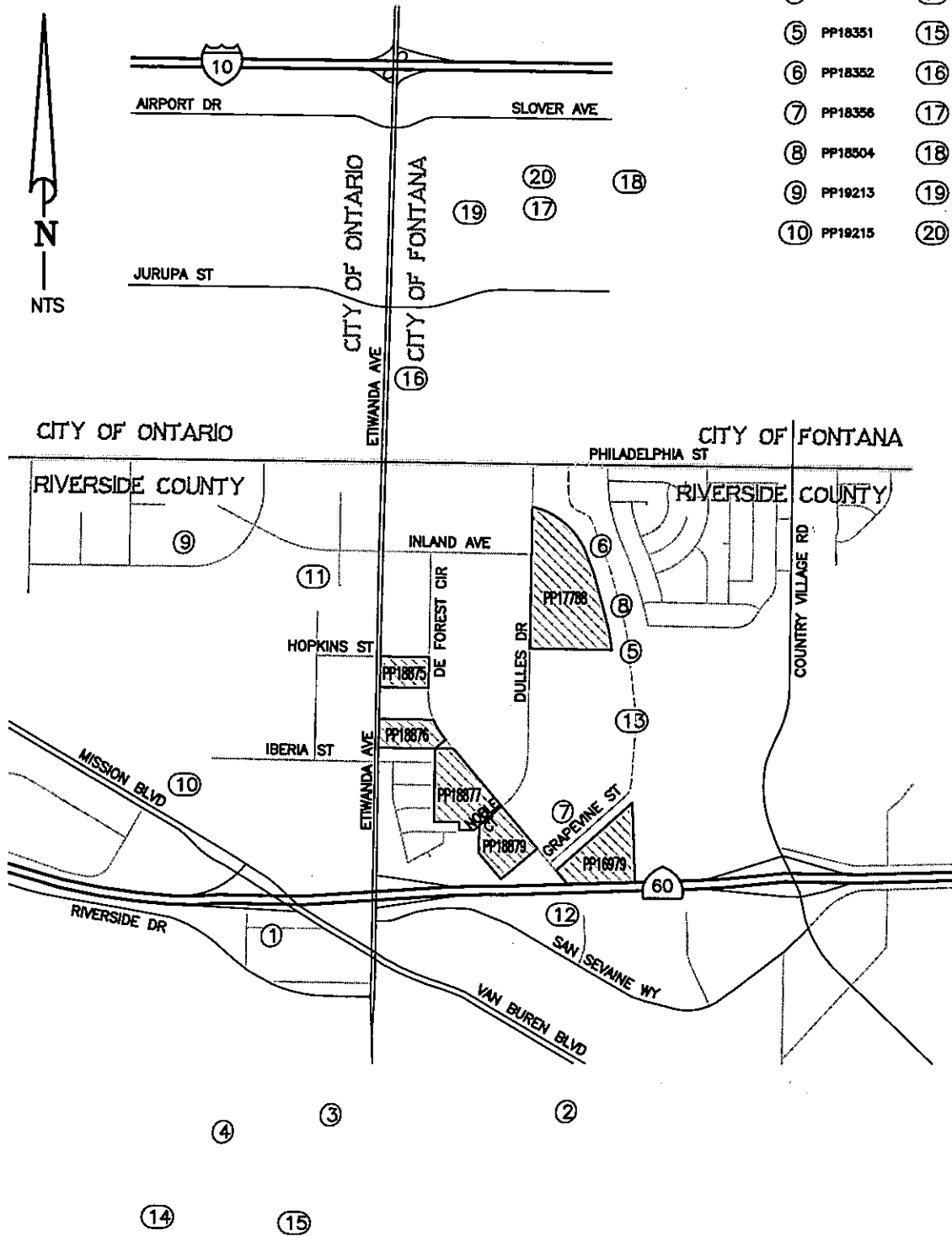
Additionally, in order to generate a worst-case scenario for cumulative impact emissions analysis, it was assumed that there would be no “pass-by trips” or “diverted linked trips” which would reduce the total number of vehicle miles traveled as a result of the cumulative projects; therefore assuming that all cumulative project trips would be “primary trips” made for the specific purpose of traveling to and from the cumulative project.¹ Additionally, it was assumed that no mitigation measures would be used to reduce potential impacts. As a result of this overall worst case analysis, it was determined that potential cumulative impacts will exceed the regional thresholds for ROG, NO_x, CO, PM-10, and PM-2.5 in both summer and winter. Therefore, since the project’s operational emissions also exceed the SCAQMD regional thresholds for ROG, NO_x, and CO in both summer and winter; it was determined that the Project will result in a significant contribution to cumulative air quality impacts. (Draft EIR, pp. 4.3-74 and 6.0-13)

¹ *Primary Trips* are trips made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.

Pass-By Trips are trips made as intermediate stops on the way from an origin to a primary trip destination. Pass-by trips are attracted from traffic passing the site on an adjacent street that contains direct access to the generator. These trips do not require a diversion from another roadway.

Diverted Linked Trips are trips attracted from the traffic volume on roadways within the vicinity of the generator but which require a diversion from that roadway to another roadway to gain access to the site. These roadways could include streets or freeways adjacent to the generator, but without access to the generator.

- | | |
|-----------|------------|
| ① PP19748 | ⑪ PP19574 |
| ② PP19980 | ⑫ PP19763 |
| ③ PP21014 | ⑬ PP20378 |
| ④ PP18688 | ⑭ TR33481 |
| ⑤ PP18351 | ⑮ TR31644 |
| ⑥ PP18352 | ⑯ DRP04-16 |
| ⑦ PP18356 | ⑰ DRP04-22 |
| ⑧ PP18504 | ⑱ DRP04-38 |
| ⑨ PP19213 | ⑲ DRP05-38 |
| ⑩ PP19215 | ⑳ DRP05-48 |



ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

CUMULATIVE PROJECTS
 WITHIN STUDY AREA

MIRA LOMA COMMERCE CENTER (EIR NO. 450)
 RIVERSIDE COUNTY, CALIFORNIA

FIGURE

4-J

W.O. 05-0444

**Response to
Center for Community Action and Environmental Justice & Natural
Resources Defense Council
Comment letter dated: June 11, 2010**

The Center for Community Action and Environmental Justice and the Natural Resources Defense Council (CCAIEJ/NRDC) provided joint comments regarding Draft EIR No. 450 for Plot Plan 16979, Plot Plan 17788, Plot Plan 18875, Plot Plan 18876, Plot Plan 18877 and Plot Plan 18879 in its letter dated June 11, 2010. The following discussion provides responses to those comments. As explained in Section 1.0 of this Final EIR (*Corrections, Errata, and Changes from Draft EIR to Final EIR*), above, the responses and edits provided below merely clarify and amplify the analysis and conclusions already presented in the Draft EIR. The environmental issues raised in the comment letters and responded to below do not present any substantial evidence showing any new or different potentially significant impacts.

CCAIEJ/NRDC Comment #1

On behalf of the Center for Community Action and Environmental Justice and the Natural Resources Defense Council, we write to provide comments on the Recirculated Environmental Impact Report for the Mira Loma Commerce Center ("EIR"). We request that these comments and the attachments be included in the record for this project. After careful review, we have concluded that the EIR fails in many respects to comply with the requirements of the California Environmental Quality Act ("CEQA"). As described below, the EIR is inadequate because it fails to carry out CEQA's mandates. It does not accurately identify or analyze the significant environmental impacts that would result from the implementation of this major Project in close proximity to sensitive sites, and it fails to provide sufficient mitigation for such impacts as it does identify. The Project also fails to analyze and adopt all feasible mitigation measures as mandated by CEQA. The Project also fails to comply with the County of Riverside's General Plan, which would make certification of this EIR a per se violation of CEQA. Finally, it fails to consider alternatives that effectively protect the environment.

Response to CCAIEJ/NRDC Comment #1

Comment noted. These comments and the attachments are included in the record for this Project. Responses to the remaining comments in this letter describe how the EIR complies with CEQA and the Riverside County General Plan.

This comment letter contained two attachments; 1) the Southern California Association of Governments (SCAG) *2008 Regional Transportation Plan Goods Movement Report*, and 2) Colliers International *West Inland Empire Market Report*. The SCAG *Goods Movement Report* focused on the activities generated by the Ports of Los Angeles and Long Beach and how goods are transported out of the region. As discussed in Response to CCAIEJ/NRDC Comment #3, the propose Project, due to its size and location, will not primarily be associated with Port activities

such as regional long-distance truck trips. This attachment does not provide information that changes any analysis in EIR because it provides background information on goods movement *from the Ports* – not the Project - and the regional strategies that SCAG is proposing to address the challenges associated with regional goods movement in terms of accelerated infrastructure improvements. The Colliers International Market Report addresses the industrial market trends for the first quarter of 2010. In summary, it states that the total vacancy rate and total availability rate for the West Inland Empire has decreased slightly and that the vacancy rate has started to stabilize. It also indicated that for the first time in over two years more space was leased or sold than was brought back to the market vacant, but that further evidence is necessary before a market bottom can be called. The report may relate to the marketability for the Project buildings, but it does not relate to the environmental effects being analyzed in the EIR. Moreover, the report shows that the leasing rate for industrial space is actually increasing, thus providing substantial evidence of the need for the space provided by the Project. Therefore, no information in this report changes the analysis in the EIR.

Moreover, the commenter's conclusory statements above regarding the EIR are not supported by any evidence, much less substantial evidence. No explanation is provided regarding why the commenter believes that these conclusions are correct. In fact, the EIR includes a thorough, complete, and careful analysis of all potentially significant impacts resulting from the Project, and the EIR includes mitigation measures that would be mitigated to the fullest extent feasible all of those potentially significant impacts. Additionally, the EIR includes a complete analysis of the Project's consistency with the County's General Plan and concludes that the Project is consistent with the General Plan. (See Draft EIR § & 4.9 and 5.0.) Finally, the EIR analyzed a range of reasonable alternatives to the proposed Project as is required by CEQA. (See Draft EIR p. 6.0-32 et seq.) These commenter's conclusory statements do not require any further response. (See *Browning-Ferris Industries of California v. City of San Jose* (1986) 181 Cal.App.3d 852 [Where a general comment is made, a general response is sufficient].)

CCA/EJ/NRDC Comment #2

I. The Proposed Project will have an Indelible Impact on Adjacent Communities and the Region in General.

The health impacts and regional air quality impacts from freight activities are well documented. Of all listed Toxic Air Contaminants identified by the California Air Resources Board ("CARB"), diesel particulate matter ("DPM") is known to present the greatest health risks to Californians.¹ Dozens of studies have shown adverse impacts from DPM and Oxides of Nitrogen ("NO_x") including respiratory disease, cardiovascular mortality, cancer, and reproductive effects as well as an increase in regional smog and water contamination. CARB has determined that diesel exhaust is responsible for over 70% of the risk from breathing our air statewide and in the South Coast Air Basin ("SCAB").² Further, the South Coast Air Quality Management District ("SCAQMD") in the Multiple Air Toxics Exposure Study III ("MATES III") "indicate[ed] that diesel exhaust is the major contributor to air toxics risk, accounting on average for about 84% of the total" risk from breathing air toxics.³

CARB recently revised its analysis of annual impacts from PM_{2.5} pollution. Previously, CARB estimated that statewide, 2,400 premature deaths annually are linked to goods movement, mostly from particulate pollution and 50% of these deaths are in the SCAB.⁴ Now, as the chart below demonstrates, CARB estimates that there are 3,700 premature deaths statewide associated with PM_{2.5} from Goods Movement activities.⁵

Table 6: Annual premature deaths associated with PM_{2.5} from Goods Movement activities¹

Pollutant	Low	Mean	High
Primary Diesel PM	600	2,000	3,500
Secondary Diesel PM (Nitrates)	480	1,600	2,800
Secondary Diesel PM (Organic Aerosols)	15	49	85
Other Primary PM _{2.5} ²	12	39	68
Statewide Total³	1,100	3,700	6,500

¹For the year 2005, these estimates do not include the contributions from particle sulfate formed from SO_x emissions, which is being addressed with several ongoing emissions, measurement, and modeling studies. Results listed are based on the previous emission inventories used in the Goods Movement Emission Reduction Plan in April of 2006 but with the new PM_{2.5}-mortality relationship of 10 percent per 10 µg/m³ increase in PM_{2.5} exposures; these values may change if emissions inventories are updated.

²PM_{2.5} includes tire wear, brake wear, and particles from boilers, which are not covered under primary diesel PM.

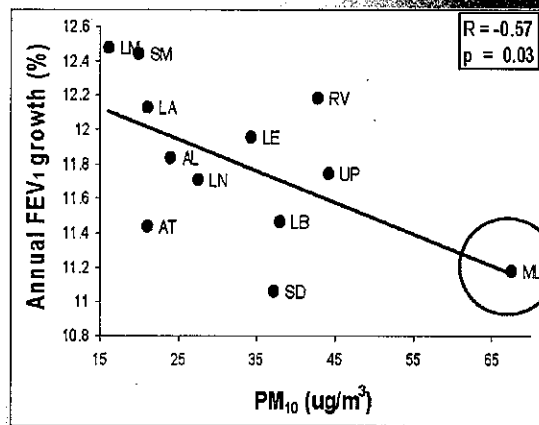
³Totals do not add up due to rounding.

Residents in Inland Empire communities will undoubtedly face additional impacts due to the increased pollution from this project. For sensitive populations, such as children and the elderly, and for those who live and work in close proximity to these major sources of diesel exhaust, the risk will be even higher.

In recent years, environmental health researchers have firmly established the linkage between air pollution exposure and a range of negative health outcomes, including slowed lung growth rates in children (Gauderman et al Cohort C, Cohort D papers), exacerbation of existing respiratory disease (McConnell et al EHP bronchitis/asthmatic paper), increased absences from school due to respiratory illness (Gilliland et al CHS absences paper), and increased mortality. The following charts display the troubling findings of the impacts of air pollution on health of residents in the Inland Empire, including our most vulnerable populations, children.

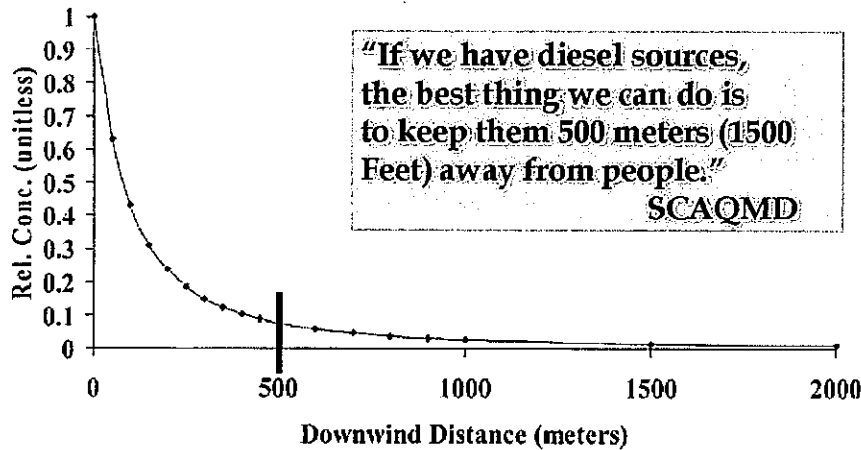
USC Children's Health Study

- University of Southern California (USC), Children's Health Study found children in the Mira Loma area to have the **slowest lung growth and weakest lung capacity.**²

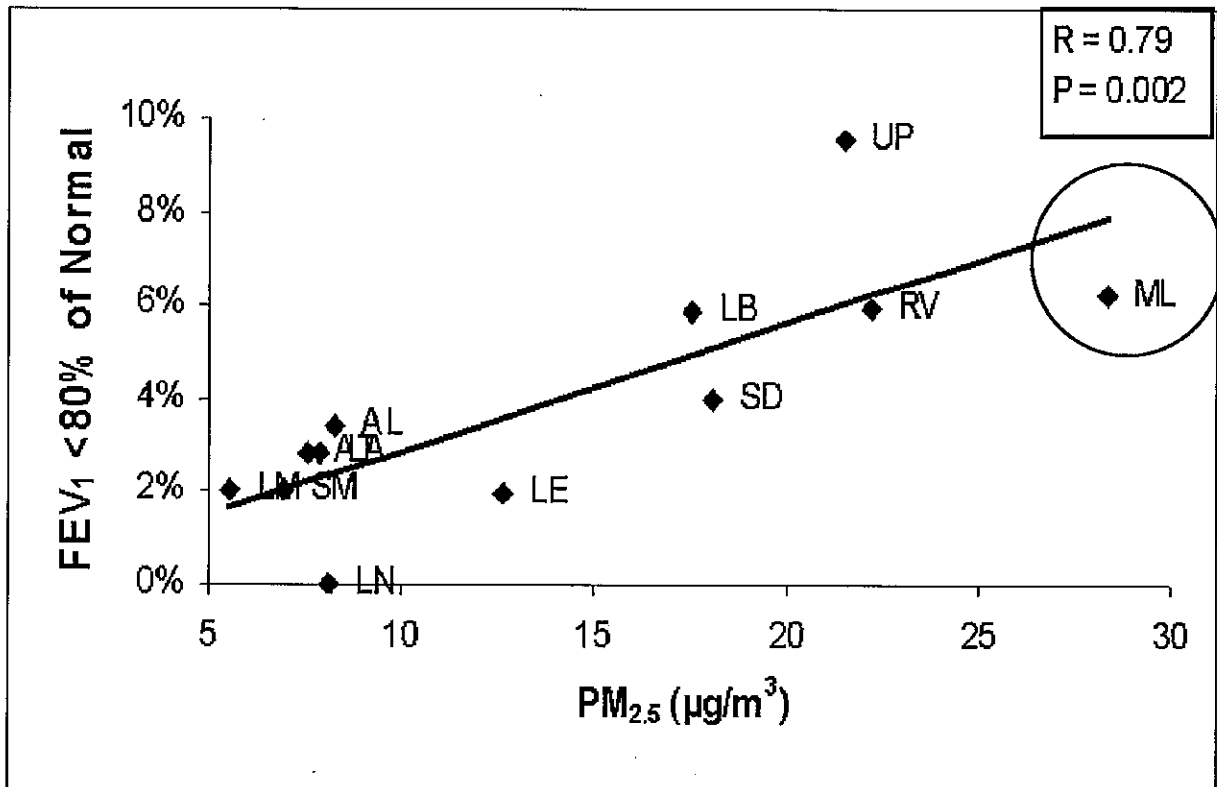


² Association Between Air Pollution and Lung Function Growth in Southern California Children, *American Journal of Respiratory and Critical Care Medicine*; Gauderman, W. James; McConnell Roby, et al; Department of Preventive Medicine, University of Southern California School of Medicine, Los Angeles.

Sensitivity of Concentrations to Downwind Distance



SCAQMD “Mira Loma Specific Air Management Project”, 2002. Presentation by Mike Nazemi before the Mira Loma Community Committee. August 29, 2002.



South Coast Air Quality Management District, “Multiple Air Toxics Exposure Study in the South Coast Air Basin” (MATES II Study), March 2000.

In addition to the large impacts on residents and workers closest to the sources of emissions, distribution center operations pose a particularly acute threat to regional air quality. The South Coast Air Basin ("SCAB"), where the project area is located, consistently ranks near the top of the lists for the nation's filthiest air quality. Freight transport, including the operations culminating in the Inland Empire, greatly contributes to the persistent failure of the SCAB to meet clean air standards established by the Environmental Protection Agency. Without all feasible mitigation, the SCAB could fail to achieve the federal annual PM_{2.5} standard by 2014. This project proposes to add additional pollution that would not have occurred if the project was not built. Against this backdrop, there are several deficiencies in the EIR that must be addressed.

Response to CCAEJ/NRDC Comment #2

Comment noted. Air quality and health impacts are fully analyzed in the Draft EIR. Descriptions of criteria air pollutants, toxic air contaminants, and their associated health effects are included on pages 4.3-7 through 4.3-11 of the Draft EIR. Additional information on diesel particulate matter (DPM) is provided in the Project's Health Risk Assessment (HRA) included as Appendix B of the Draft EIR. Specifically, page 4.3-7 and 4.3-8 of the Draft EIR describes the impacts of NO_x and ozone being linked to respiratory illness. Smog is also known as ground-level ozone and its impacts are listed in the Draft EIR as stated above. DPM was also described as increasing the risk of cancer on page 4.3-9 of the Draft EIR. Table 2-1 of the 2007 AQMP, referenced in the Draft EIR, indicates that particulate matter (PM-10 and PM-2.5) exacerbates the symptoms of cardiovascular disease in sensitive patients.

The comment that dozens of studies have shown adverse impacts from DPM and Oxides of Nitrogen (NO_x) including reproductive effects and water contamination is not supported by any evidence in the comment letter or the documents the letter cites. A review of research data by Radim J. Sram et. al concerning the possible adverse effects of ambient air pollution on birth outcomes indicates that "overall there is evidence implicating air pollution in adverse effects on different birth outcomes, but the strength of the evidence differs between outcomes" and that "in terms of exposure to specific pollutants, particulates seem the most important for infant deaths, and the effects on intrauterine growth retardation (IUGR) seems linked to polycyclic aromatic hydrocarbons (PAHs), but existing evidence does not allow precise identification of the different pollutants or the timing of exposure that can result in adverse pregnancy outcomes" (2005¹). A recent study by Michael Brauer et. al showed "consistent associations with PM 2.5, but not other pollutants for births < 37, 35, or 30 weeks" (2008²). This study, like other studies addressing similar issues, has important limitations on data obtained, such as the definition of fetal growth restriction, and because the "exposures were estimated only for home addresses, it is also possible to that subject mobility was related to varying degrees of exposure misclassification for the different modeling approaches" (2008). A study by Peneluppi de Medeiros et. al. states that

¹ Radim J.Sram et. Al, *Ambient Air Pollution and Pregnancy Outcomes: A Review of the Literature*, Environmental Health Perspectives Vol. 113, Number 4, April 2005.

² Michael Brauer et.al, *A Cohort Study of Traffic-Related Air Pollution Impacts on Birth Outcomes*, Environmental Health Perspectives Vol. 116, Number 5, May 2008.

“the early neonatal component may be associated with mothers’ exposure to air pollution from traffic near their homes. Although (they) could not provide strong evidence of such association, the consistent literature and the biologic plausibility indicate that motor vehicle exhaust exposures may be important for this outcome” (2009³). Studies found “the highest incidence of preterm birth among mothers lacking prenatal care, who are young and old age, who are African-American race, who experienced previous low-weight births, and who use tobacco during pregnancy” and that studies were limited by lack of information for other known risk factors for preterm birth, such as “marital status and psychosocial stressors, and the birth records (which) did not allow (them) to address adequately factors such as maternal weight, occupation, nutrition, mobility, and active and passive smoking” (Ritz et. al, 2000⁴). As “the biologic mechanisms whereby air pollution may cause preterm birth remain to be determined” (Wilhelm and Ritz, 2003⁵) it is not certain, as stated by the commenter, that DPM and NO_x cause reproductive effects. A study by Edith H van den Hooven et. al stated that “mothers exposed to residential traffic had no higher risk of adverse birth outcomes or pregnancy complications” (2009⁶). Research in this area is on-going in an effort to correlate cause-and-effect and dose-response between ambient pollutants and their reproductive effects.

Health effects from DPM and ozone are presented in Table 1-3 of the CARB *Emissions Reduction Plan* (ERP) cited by the commenter, which does not identify reproductive effects or water contamination as associated effects from these pollutants. Commonly, water quality is of concern from shipping operations at Ports from dredging, waste, ballast waters, and oil spills. In addition, Project-specific Health Risk Assessment (HRA) included in Appendix B also describes health effects of DPM on pages 11-13 and does not identify reproductive effects. In fact, it states “Reproductive or developmental effects from diesel exposure in laboratory animals have been seen, however, there is insufficient information to determine if those same effects are seen in humans (OEHHA 2000).” (HRA p. 12)

While the commenter cited a publication date of May 22, 2008 for the draft CARB document *Methodology for Estimating Premature Deaths Associated with Long-Term Exposures to Fine Airborne Particulate Matter in California*, the latest version of the report is from October 24, 2008. According to the CARB website⁷, the report is not final and the Board directed staff to withdraw the 2008 report to reassess the methodology developed to quantify the association between PM-2.5 exposure and premature deaths because of concerns over the development of the concentration-response factor. The report will be revised again and be available for public review and comment. To date, a revised report has not been published. In the absence of an acceptable methodology for providing further analysis of statewide premature deaths, any such analysis would be speculative. Accordingly, further analysis of this issue is not required under

³ Andrea Paula Peneluppi de Medeiros et. Al, *Traffic-Related Air Pollution and Perinatal Mortality: A Case-Control Study*, Environmental Health Perspectives Vol. 117, Number 1, January 2009.

⁴ Beate Ritz et. Al, *Effect of Air Pollution on Preterm Birth Among Children Born in Southern California Between 1989 and 1993*, Epidemiology Vol. 11, No. 5, September 2000.

⁵ Michelle Wilhelm and Beate Ritz, *Residential Proximity to Traffic and Adverse Birth Outcomes in Los Angeles County, California, 1994-1996*, Environmental Health Perspectives Vol. 111, Number 2, February 2003.

⁶ Edith H van den Hooven et. Al, *Residential Traffic Exposure and Pregnancy-Related Outcomes: A Prospective Birth Cohort Study*, Environmental Health 2009, 8:59.

⁷ http://www.arb.ca.gov/research/health/pm-mort/pm-mort_arch.htm

CEQA. (State CEQA Guidelines, § 15145.) Finally, any discussion in the EIR regarding increased risk of premature death from PM-2.5 exposure would only be for informational purposes. Incorporation of such information would not change the EIR's significance conclusion, but would merely be an expansion of the already-adequate analysis provided by the EIR.

The commenter also listed other adverse health impacts from air pollution: slow lung growth rates in children, exacerbation of existing respiratory diseases, increased school absences from respiratory illness, and increased mortality. The HRA discussed health effects from air pollution, including, but not limited to, lung function growth in children, exacerbation of existing respiratory diseases, and increased absences from school and cited studies by Gauderman et al., McConnell et al., and Gilliland et al. (HRA p. 12-13). As noted above, further discussion regarding potentially increased mortality from particulate matter exposure would only be added to the Final EIR as additional background information, which would not constitute significant new information.

It is because of these known risks and health impacts that protective air quality standards were developed, including those by the South Coast Air Quality Management District (SCAQMD) (e.g., CEQA regional and localized significance thresholds for criteria pollutants, maximum incremental cancer risk of toxic substances, and hazard index for non-cancer health impacts of toxic substances).

The Draft EIR thoroughly analyzed all of these impacts, including those to sensitive receptors. The localized significance threshold (LST) analysis for criteria pollutants concluded that the Project would result in significant short-term construction impacts to nearby sensitive receptors; however, Project operations will not exceed the LST (Final EIR p.4.3-51). Impacts due to localized CO concentrations from vicinity traffic were also found to be less than significant and below applicable standards thus not creating CO hotspots (Final EIR p. 4.3-54). Cancer risk to sensitive receptors from DPM was evaluated in the Final EIR and discussed on pages 4.3-87 – 4.3-95 and concluded to result in significant impacts after mitigation (Final EIR p. 4.3-103). However, non-cancer health effects of DPM (as described above) were found to be less than significant without mitigation required (Final EIR p. 4.3-95).

The CARB ERP contains 11 diesel emissions reduction strategies for trucks that are implemented and enforced by CARB and U.S. EPA. Only 3 of the 11 strategies were yet to be developed when the document was published in 2006 and one of them was for port truck modernization, thus not applicable and another was for enhanced enforcement of existing truck idling limits. All but one strategy is implemented by CARB and it is the Carl Moyer Program which offers monetary incentives to reduce emissions from diesel engines. Through implementation of **MM Air 8** and **MM Air 12**, the Project is required to provide information on this or similar programs to building occupants. Therefore, the Project complies with all the diesel emission reduction control strategies. For additional analysis of other mitigation strategies that were considered, please see Final EIR pages 2.0-95 through 2.0-97 (Response to CCAEJ Comment #3).

The proposed Project has implemented mitigation measures to reduce the significant and unavoidable air quality impacts to the fullest extent feasible. The Project does propose

development on currently vacant land; however, this vacant land is within the existing 288 acre Mira Loma Commerce Center (MLCC) industrial park and is considered in-fill (Draft EIR p. 1.0-1). Because of the existing land use designations, it is reasonable to assume that this land would not remain vacant and would develop with uses similar to those of the proposed Project.

CCA/EJ/NRDC Comment #3

II. The Revised EIR Fails to Adequately Analyze Air Quality and Traffic Impacts.

The South Coast Air Quality Management District critiqued the air quality analysis in the EIR on several grounds. We have similar concerns that the Air Quality analysis was designed to mask the true impacts of this project. The air quality analysis uses an unduly narrow trip length that is unrealistic given the type of project proposed for this facility. The primary business in the Inland Empire is from the Ports of Los Angeles and Long Beach, which is much further than the 8.9 miles used for the EIR analysis.⁶

By excluding large portions of the truck trips, the EIR severely understates the Project's traffic impacts and associated air quality impacts. The California Supreme Court has emphasized that "an EIR may not ignore the regional impacts of a project approval, including those impacts that occur outside of its borders; on the contrary, a regional perspective is required."⁷ An EIR must analyze environmental impacts over the entire area where one might reasonably expect these impacts to occur.⁸ This principle stems directly from the requirement that an EIR analyze all significant or potentially significant environmental impacts.⁹ An EIR cannot analyze all such environmental impacts if its study area does not include the geographical area over which these impacts will occur. Here, the fact that trucks will travel to and from the ports is not only corroborated by the South Coast Air Quality Management District, but also meets the low threshold of "reasonable expectat[i]ons" that the freight moves from the port areas as detailed in the 2008 Regional Transportation Plan to the Inland Empire.

Response to CCA/EJ/NRDC Comment #3

The Air Quality Impact Analysis (AQIA) was not designed to mask or underestimate the Project's impacts. Response to SCAQMD Comment # 2, provided below and on Final EIR p. 2.0-65), provides an explanation of why the analysis used the default urban trips lengths for Riverside County and why they are appropriate for this Project:

The comment correctly states the trip lengths utilized in the Air Quality Impact Analysis for this project. The values used are the default urban trip lengths listed in URBEMIS

2007 for Riverside County. According to staff at SCAQMD⁸, there are no published documents that describe how to adjust trip lengths for development projects. This is particularly the case when there are no building occupants identified.

While it is understandable that other warehouse projects in the region have chosen to use a 40-mile one-way trip length, it is not as applicable to the proposed project as described herein. The project consists of six separate plot plans, two of which are business/industrial park uses rather than warehouses. Businesses draw local, short-distance trips in comparison to warehouses and because the project includes businesses, the average trip lengths generated will be shorter than if the project was entirely warehousing. The remaining four plot plans are smaller scale warehouse uses ranging from 104,210 square feet to 426,212 square feet in size. Typically, the larger warehouses over 250,000 square feet accommodate goods that may come from the ports. Only one plot plan of this project is over 250,000 square feet and there are no plot plans with very large regional-type warehouses over one million square feet in size. The smaller size of the majority of the project's plot plans makes them more suitable for local distribution facilities. It is also reasonable to assume that goods may be traveling to the project site from the Ontario Airport only five miles west of the project site.

Because the project's trips will primarily be localized, short-distance trips associated with business matters or warehouse trips to Ontario Airport – and not regional, long-distance trips associated with Port warehouse activities – the average trip lengths used in the air quality analysis (which are URBEMIS default trip lengths) are accurate.

For these reasons, the mobile sources emissions were not recalculated as the trip lengths used in the Draft EIR are deemed appropriate.

The comment that "The primary business in the Inland Empire is from the Ports of Los Angeles and Long Beach" is inaccurate and taken out of context. The citation given in support of that statement is from a study on Port related goods movement and pertains to a discussion on Port related trucking. The study did not focus on all commerce in the Inland Empire nor did it discuss what the majority of commerce in the Inland Empire is from the Ports. Further, that data provided in the study related to Port traffic (Table 9 and Appendix A) doesn't even include freeway segments that are in the Project vicinity. The closest freeway segment cited in the study is SR-60 between SR- 57 and I-605 approximately 16 and a half miles west of the site. Table 9 of the report also estimated Port trucks as a percentage of total daily truck volume on each segment. Port truck traffic along the segment nearest the Project site only represented 6.7 percent of total daily truck volume. As stated above, the Project's trips will primarily be localized and not regional, long-distance trips associated with the Ports. Therefore, the comment does not apply to this Project and no further response is necessary. No new environmental issues have been raised by this comment and no modification of the Draft EIR is required.

⁸ Personal communication with James Koizumi on 8/27/09.

CCAIEJ/NRDC Comment #4

III. The Revised EIR Includes an Improper Greenhouse Gas Emissions Analysis.

The deficiencies with the air quality analysis also taints the greenhouse gas analysis for this project. The curtailed trip analysis dramatically underestimated the emissions of greenhouse gasses associated with this project.

Response to CCAIEJ/NRDC Comment #4

Because the AQIA used appropriate assumptions for mobile source trip distances, as outlined above, it is not deficient and therefore, the related greenhouse gas emissions were also estimated adequately. No further comments were provided by the commenter on this issue, and therefore no further response is required.

No new environmental issues have been raised by this comment and no modification of the Draft EIR is required.

CCAIEJ/NRDC Comment #5

IV. The Mitigation Measures Fail to Comply with CEQA.

Mitigation of a project's significant impacts is one of the "most important" functions of CEQA.¹⁰ Under CEQA, feasible mitigation measures must be adopted that will avoid or substantially lessen significant environmental effects.¹¹

i. The Construction Mitigation Measures Must be Improved.

The mitigation measures for construction are vague. We recommend that the construction mitigation comply with the following requirements:

Construction Equipment

Equipment¹² greater than 25 horsepower must:

- (1) Meet current emission standards¹³ *and*
- (2) Be equipped with Best Available Control Technology (BACT)¹⁴ for emissions reductions of PM and NOx, *or*
- (3) Use an alternative fuel.

Diesel Trucks

On-road trucks used at construction sites, such as dump trucks, must:

- (1) Meet current emission standards, *or*
- (2) Be equipped with BACT¹⁵ for emissions reductions of PM and NOx, *and*
- (3) Any trucks hauling materials such as debris or fill, must be fully covered while operating off-site (i.e. in transit to or from the site).

Generators

Where access to the power grid is limited, on-site generators must:

- (1) Meet the equivalent current off-road standards for NOx, *and*
- (2) Meet a 0.01 gram per brake-horsepower-hour standard for PM, *or*
- (3) Be equipped with Best Available Control Technology (BACT) for emissions reductions of PM.

Special Precautions Near Sensitive Sites

All equipment operating on construction sites within 1,000 feet of a sensitive receptor site (such as schools, daycares, playgrounds and hospitals)¹⁶ would either:

- (1) Meet US EPA Tier IV emission standards *or*
- (2) Install ARB Verified "Level 3" controls (85% or better PM reductions), and
- (3) Notify each of those sites of the project, in writing, at least 30 days before construction activities begin.¹⁷

Response to CCAEJ/NRDC Comment #5

Contrary to the commenter's unsupported assertion, the mitigation measures proposed in the Draft EIR are not vague as demonstrated in Section 3.0, Mitigation Monitoring and Reporting Protocol of the Final EIR. However, additional feasible air quality mitigation measures were incorporated into the Final EIR in response to agency comments.

The comment recommends that mitigation for construction equipment greater than 25 horsepower must meet current emissions standards and be equipped with BACT for PM and NO_x emissions reductions *or* use an alternative fuel. As noted in footnote 13 of the comment letter, Tier 4 engines automatically meet the BACT requirement. Thus, a requirement to utilize Tier 4 standards or alternative fuel vehicles would fulfill the commenter's request. Please see page 4.3-28 of the Final EIR for further discussion of the off-road regulations and note that the US EPA Tier 4 standards apply to the various different engine ratings (horsepower) and take affect between 2011 and 2015 for engines over 25 horsepower, just as the commenter requested.⁹ Accordingly, the Project will comply with the measure recommended by the commenter.

Mitigation measure **MM Air 3a** was added to the Final EIR in response to comments from the Southern California Association of Governments (SCAG). **MM Air 3a** requires Tier 3 or better engines or alternative fuels be used in construction equipment and has been modified herein to address CCAEJ/NRDC recommendations:

In order to reduce emissions from project construction equipment, the following mitigation measures implementing those contained within the Southern California Association of Governments' 2008 Regional Transportation Plan (RTP) Program EIR shall be implemented:

MM Air 3a: The project developer shall require, by contract specification, that, low sulfur and diesel powered vehicles with Tier 4 engines (once available on the market) or retrofitted/repowered—to meet equivalent emissions standards as Tier 4 engines—be used in construction equipment. Contract specifications shall be included in project construction documents, which shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit.

The comment recommends that mitigation for on-road diesel trucks used during construction must meet current emission standards *or* be equipped with BACT and be fully covered while hauling materials. As demonstrated in **MM Air 3a**, above, all diesel-fueled vehicles used during construction must meet Tier 4 or equivalent emissions standards. Therefore, diesel vehicles used during construction will meet the current emissions standards either through new engines or through repowered or retrofitted engines to meet equivalent standards.

Recommendation "(3)" under Diesel Trucks is addressed through regulatory compliance with SCAQMD Rule 403 for fugitive dust and was also incorporated into **MM Air 3d** in response to

⁹ <http://www.epa.gov/nonroad-diesel/2004fr/420f04032.htm>

comments from SCAQMD. **MM Air 3d** has been modified to address CCAEJ/NRDC's recommendation as shown below.

MM Air 3d: The project developer will implement the following dust control measures consistent with SCAQMD Rule 403 – Fugitive Dust during construction phases of the proposed project:

- Application of water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days).
- Periodic watering for short-term stabilization of disturbed surface areas and haul roads to minimize visible fugitive dust emissions. Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- Suspension of all excavation and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
- Requiring all trucks hauling dirt, sand, soil, or other loose materials are to be covered.
- Sweeping of streets at the end of the day if visible soil material is carried over to adjacent roads.
- Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
- Posting and enforcement of traffic speed limits of 25 miles per hour or less on all unpaved roads.

Mitigation measure **MM Air 3c** was incorporated into the Final EIR in response to comments from SCAG, shown below, which requires the usage of electricity from power poles instead of temporary gasoline or diesel-fueled generators. Therefore, the "Generators" recommended measures in this comment are inapplicable because there will be no "on-site generators."

MM Air 3c: Electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions. Approval will be required by the Department of Building and Safety's Grading Division prior to issuance of a grading permit.

The mitigation recommendations for "Special Precautions Near Sensitive Sites" state all equipment operating on construction sites within 1,000 feet of sensitive receptors should either meet Tier 4 emissions standards *or* install CARB verified Level 3 controls and notify each of the sensitive receptor sites, in writing, of the Project within at least 30 days before construction begins. As shown in **MM Air 3a**, above, equipment used during construction must meet Tier 4 or equivalent emissions standards. Therefore, diesel vehicles used during construction will meet the current emissions standards either through new engines or through repowered or retrofitted engines to meet equivalent standards.

Regarding written notification of construction activities to sensitive sites, the construction intensity for the proposed Project is not unique and does not warrant special notice to sensitive sites. California's open meeting laws and CEQA itself specify the circumstances in which notices are required. The County will fully comply with those laws regarding the provision of notices. Nonetheless, as a convenience to the public, the County will impose the following additional mitigation measure to provide a community liaison contact number as the commenter requested.

Mitigation measure **MM Air 3f** will be included in the Mitigation Monitoring and Reporting Program to provide contact information for the public to call should a specific air quality issues arise.

MM Air 3f: Prior to issuance of grading permit, the project developer shall post contact information on the construction site for the public to call if specific air quality issues arise.

CCA/EJ/NRDC Comment #6

ii. The Project's Operational Mitigation Measures Must be Made Enforceable and Augmented.

Given the significant environmental impacts to air quality associated with this project, the EIR should require additional mitigation. For heavy duty trucks, the Ports of Los Angeles and Long Beach recently adopted a program that will require only 2007 EPA compliant trucks to perform port drayage service by 2012. This program is expected to reduce port truck emissions by at least 80%.¹⁸ These types of requirements should be imposed for this project.

In addition to the vagueness of the existing mitigation measures, the EIR also fails to consider and adopt additional feasible mitigation. We recommend that the operational mitigation comply with the following requirements:

Diesel Trucks

On-road trucks serving a facility, must:

- A. If a facility is served by a centrally controlled fleet, trucks should
 - (1) Be electrified to the extent feasible, *and*
 - (2) Meet current US EPA emission standards.
- B. All independently operated trucks shall meet the following standards, enforced by gate personnel.
 - (1) Meet current US EPA emission standards, *or*
 - (2) Be equipped with BACT¹⁹ for emissions reductions of PM and NOx, *and*

Equipment

Equipment²⁰ greater than 25 horsepower must:

- (1) Meet current US EPA emission standards²¹ *and*
- (2) Be equipped with Best Available Control Technology (BACT)²² for emissions reductions of PM and NOx, *or*
- (3) Use an alternative fuel.²³

Refrigeration Units

Each warehousing facility must include the following if it is used for any refrigerated cargo:

- (1) Provide ample space for refrigerated cargo to be kept cool without the use of transportation refrigeration units or other temporary or inefficient refrigeration means;
- (2) All loading docks must be equipped to provide electrical hook-ups for refrigerated cargo;
- (3) All trucks transporting refrigerated cargo must be equipped with the ability to connect to electrical power from the loading docks; *and*
- (4) On-board refrigeration units on all trucks may not be employed when a vehicle is not in use *and* must meet current US EPA standards.

Recommendations to Limit Global Warming Pollution from Warehousing:

- (1) Prohibit all non-essential idling of vehicles and equipment onsite.
- (2) All vehicles and equipment should be the most efficient models available; heavy-duty trucks should be US EPA SmartWay certified.²⁴
- (3) Use the lowest carbon fuels possible (such as biodiesel or other alternative fuels).
- (4) Electrify operations to the extent possible. All generators, forklifts and equipment that can be electrified, should be.
- (5) All constructed buildings should meet the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ including the use of locally sourced materials where possible.²⁵

Response to CCAEJ/NRDC Comment #6

The first paragraph of the comment describes how the Ports of Los Angeles and Long Beach recently adopted a program to require only 2007 compliant trucks and states that the proposed Project should be required to do the same. This type of program is not feasible or applicable for this type of project where the building occupants are unknown and the various developers and/or County have no control over the truck fleets that may frequent the sites. If such a requirement were imposed, it would severely limit the number of potential building occupants which would significantly affect the economic viability of the Project. A tenant of a particular building may not even have control over the trucks used to transport goods to and from the facility. Specifically, in a competitive market like that which exists today, imposing measures that prohibit any tenant with even a single older truck from operating at the Project will likely result in the Project standing vacant. According to a 2004 study by the Bay Area Economic Forum, "Vacant buildings, along with their large parking lots, can attract litter, graffiti, and vandalism, as well as loiterers and homeless populations. A decaying building both worsens its own prospects for refurbishment and weakens the vitality of the buildings around it."¹⁰ Because the imposition of the measures proposed by the commenter would make the Project unmarketable and, thus, likely to remain vacant, the implementation of those measures would introduce other potentially significant impacts associated with aesthetics, hazards, and other environmental effects. Accordingly, they are rejected as infeasible for environmental reasons as well. Further, CARB has already adopted a regulation (referred to as the Truck and Bus Regulation) to reduce emissions from on-road diesel trucks which starts phasing in requirements for most fleets in January 2011¹¹. However, and as required by mitigation measures **MM Air 8** and **MM Air 12**, the Project is required to do what is feasible by providing information to tenants about incentive programs and other technologies that support "clean" truck fleets so that the Project's future tenants can take advantage of those programs to reduce overall emissions. Ultimately, and as another example of the EIR's conservatism, the EIR concluded that this measure, even when combined with other feasible mitigation measures, would not reduce the health risks impacts associated with the production of diesel particulate matter to a less than significant level. (Draft

¹⁰ <http://www.bayeconfor.org/pdf/PPRSCscreen11.2.pdf>

¹¹ <http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>

EIR p. 4.3-72) Accordingly, the revisions suggested by the CCAEJ/NRDC are infeasible, and the existing analysis provided in the EIR is adequate.

The mitigation measures presented in the Draft EIR are not vague, as detailed in the Mitigation Monitoring and Reporting Protocol (Final EIR Section 3.0) and all feasible mitigation was considered. Additional mitigation measures were recommended in agency comments (SCAG and SCAQMD) and the feasible measures were incorporated into the Final EIR which will further reduce the Projects impacts to air quality. However, to be conservative, no direct reductions are taken and the Project's impacts continue to be considered significant.

Regarding the comment which recommended measures for diesel trucks, **MM Air 8** and **MM Air 12**, as discussed above provide information to tenants about incentive programs and other technologies that support "clean" truck fleets so that the Project's future tenants can take advantage of those programs to reduce overall emissions. Because the building occupants are unknown and the various developers and/or County have no control over the truck fleets that may frequent the sites, it is infeasible to impose the recommended measure for diesel trucks as proposed. Additionally, and as discussed above, the imposition of such measures would result in the Project remaining vacant and the introduction of potentially significant aesthetic and safety and hazard effects. Accordingly, the measures proposed by the commenter are infeasible for those reasons as well.

Regarding the comment-recommended measures for equipment, **MM Air 6**, as shown below, currently requires that service equipment be low-emission propane (an alternative fuel) or electric. Electric equipment does not emit any emissions and properly maintained propane engines produce significantly fewer carbon monoxide, hydrocarbon, particulate matter and nitrogen oxide emissions than gasoline- or diesel-fueled forklifts. US EPA and CARB Standards and BACT apply to emissions from diesel engines and diesel fuel used in forklifts and other non-road equipment. Since electric or propane powered equipment is required by **MM Air 6** as written, the current mitigation measure meets or exceeds the emission reductions of the measure proposed by the commenter.

Therefore, no additional measure is required.

MM Air 6: Service equipment at the facilities will be either low-emission propane powered or electric (i.e., forklifts).

Regarding the comment-recommended measures for refrigeration units, **MM Air 5** as shown below currently requires electrical hookups to be installed where refrigeration units are in use. However, in response to this comment, **MM Air 5** shall be modified as shown below. The comment-recommended measure to ensure that ample space for refrigerated cargo to be kept cool without the use of TRUs or other temporary or inefficient refrigeration does include any proposed performance standard regarding how much space is "ample." However, the Project will necessarily include adequate refrigerated space to store refrigerated goods as a Project feature, because it is good business practice and because it is required to ensure that any food products are maintained at safe temperatures as mandated by the Health and Safety Code. In the absence of adequate space to store refrigerated goods, the goods would spoil and create an

economic loss for the Project's operations, such that there is a business incentive to assure that ample refrigerated space is provided. Moreover, cold storage is a permitted use in the Riverside County Zoning Ordinance for both types of Project zoning (Manufacturing – Medium (M-M) and Industrial Park (I-P)). In addition, **MM Air 7** currently prohibits all vehicles from idling in excess of five minutes.

MM Air 5: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. Trucks shall be equipped to connect with the electrical hookups provided and be prohibited from running TRUs when the truck is not in use.

MM Air 7: Prohibit all vehicles from idling in excess of five minutes.

Regarding the recommended measures to limit global warming pollution from warehousing, the measures already discussed above (**MM Air 5** through **8** and **MM Air 12**) address items “(1)” through “(4)” by requiring that tenants be provided with information on “clean” truck fleets and incentive programs as well as restrict onsite idling and electrify equipment. As already discussed above, the building occupants are unknown and the various developers and/or County have no control over the truck fleets that may frequent the sites, thus it is infeasible to impose the recommended measure for heavy duty trucks and their fuels, items “(2)” and “(3)”, as proposed. Additionally, and as discussed above, imposing the recommended measures would prevent any tenant with even a single older truck from operating at the Project. This would likely result in the Project sitting vacant, as tenants would opt for other sites with less onerous requirements, and this vacancy would contribute to potentially significant aesthetic and safety/hazard impacts. Accordingly, the proposed measures are rejected as infeasible for these reasons.

Item “(5)” recommends that the Project meet LEED certification standards. The Project is already implementing some of these measures, including, but not limited to construction waste-recycling and grassrecycling and/or composting. The Project is also subject to local regulations like County Ordinance 859 promoting the use of water efficient landscaping and water conservation (Final EIR p. 1.0-24). Additionally, and as noted above, the Project is implementing many other measures to reduce energy consumption, such as low-emission or alternative fuel powered service equipment and limited idling time. Furthermore, the 2010 California Green Buildings Standards Code (known as CALGreen) becomes effective in January 2011 and applies to all new non-residential buildings, as described on page 4.3-85 of the Final EIR. The intent was to incorporate existing green building practices from the many existing programs, such as LEED, into CALGreen rather than develop new practices. Many of the measures contained in LEED credits are CALGreen requirements although a slightly higher requirement for LEED credits in most categories will be needed. Similarly to the Title 24 Building Code, the CALGreen Code will be updated about every three year and will be increasing the requirements with each update. Along with the design features being implemented, the Project is further reducing the associated impacts with building this development. Finally, as discussed on page 4.3-59 of the Final EIR, the majority of the Project's GHG emissions are from vehicle usage representing approximately 82 percent of the operational emissions. The second largest source of GHG emissions was electricity usage at 12 percent. Mitigation was imposed to reduce all sources of emissions as shown on page 4.3-96 through 4.3-98 of the Final EIR. Based on Project design, the existing

regulations, and existing mitigation measures, requiring LEED certification as mitigation is not “roughly proportional” to the impact for non-vehicular emissions and therefore is not required pursuant to State CEQA Guidelines Section 15126.4 (4)(B). Finally, the cost of LEED certification can be as much as \$30,000 to \$50,000 whereas the CALGreen Code no additional costs beyond existing Certificates of Occupancy. For all these reasons, the Project features and requirements applicable to the Project already reduce GHG and air quality emissions by an amount equivalent to the reductions that would be achieved through LEED certification, but at a smaller cost. Accordingly, this proposed measure will not be adopted because the Project is already complying with equally effective Project features and measures.

CCA/EJ/NRDC Comment #7

iii. The Project Should Include Mitigation Measures for Sensitive Populations.

To avoid injury to public health, the project must mitigate its impacts through the reduction of emissions to as near zero as possible, and this comment letter offers numerous measures that should be used in pursuing that goal. Given that increases in pollution are likely even after these measures are implemented and given the lasting effects of baseline pollution, further mitigation is needed to address the extraordinary impact of freight related emissions on the respiratory health of communities in the vicinity of this project.

Many residents of freight movement communities and workers at distribution centers have already suffered irreparable long term damage to their lungs – as noted earlier, diminished lung function in children generates lifelong health effects. The ports should fund the establishment of one or several medical facilities dedicated to the respiratory and general health of the people most affected by distribution center emissions – those living in the neighborhoods closest to the major distribution centers, including this project area, and workers at the distribution centers.

Many of the goods movement adjacent neighborhoods in Riverside and along the I-60 and other routes are heavily populated with low and moderate income families unable to afford health insurance. Similarly, while some workers in the Inland Empire's logistics industry earn relatively high wages with good benefits, thousands of others earn low wages with few or no benefits.

Thus, funding for clinics should be sufficient not only to construct appropriate facilities, but also include adequate support for operations so that two classes of patients – residents of the identified freight movement adjacent communities and distribution center workers can access the facility without out of pocket cost regardless of insurance status.

Finally, the Project should include installation of air filtration system to protect residents from harmful levels of air pollution. The Port of Los Angeles agreed through the TraPac MOU to fund filtration systems in school in the vicinity of that project, and this Project should also include this type of mitigation. Moreover, the Port of Long Beach also developed a school filtration program related to its Middle Harbor Redevelopment Project.

Response to CCAEJ/NRDC Comment #7

The first paragraph for the comment discusses the need to reduce emissions to as near zero as possible. CEQA does not require the reduction of impacts to as near zero as possible. CEQA only requires a project to reduce potentially significant impacts to a less than significant level. Further, if all feasible mitigation has been imposed but impacts cannot be reduced below the level significance, CEQA then allows for statements of overriding considerations when approving a project whose benefits outweigh the environmental risks (CEQA Guidelines Section 15093).

The remaining content of this comment references more background information on the goods movement in Riverside and associated health impacts but incorrectly implies the Project is associated with the Ports of Los Angeles and Long Beach saying "The ports should fund the establishment of one or more medical clinics." The content of these remaining paragraphs questions whether or not the comments are intended for this Project. The commenter also implies that there is a disproportion air quality impact on low and moderate income communities

along the 60 freeway. This comment is addressed below in Response to Comment # 10. Additionally, and contrary to the commenter's suggestion,

The only mitigation suggested by the commenter is for the either the Ports or the Project, it is unclear which, to fully fund the construction and operation of clinics which the commenter suggest should provide medical care "without out of pocket cost" being paid by the patient. First, if the proposed measure is directed at the Ports, then it is not mitigation that would reduce this Project's potentially significant impacts, and thus it need not be discussed further. Assuming, however, that this measure is proposed to mitigate for the Project's impacts, it is economically infeasible. This is a single Project of modest size, and it is economically infeasible for this Project to singularly provide the hundreds or millions of dollars that would be required to construct and operate free-of-charge clinics. This is evidenced by the fiscal impact analysis, which confirms that the Project's total value (ignoring operating expenses and salaries, etc.) would be on the order of \$65 million. (Draft EIR 7.0-3.) Similarly, the installation of filtration systems in hundreds of homes around the Project site, sufficient "to protect residents from harmful levels of air pollution" – much of which is not emitted by this Project – is infeasible because of its cost. According to a July 2010 quote from Abatement Technologies Inc., a provider of such filtration systems, the cost per dwelling unit to install the filters alone would be between \$1,400 and \$1,800. *This cost does not include the costs of replacing the forced air unit or the installation of duct-work to accommodate the filtration system – improvements which a great many homes are likely to need given their age.* Accordingly, assuming that the number of homes surrounding the Project site is only 300 (a conservative estimate) and that none of the homes would need replacement air units or ductwork, the cost to provide filtration would still range between 420,000 and 540,000. Given that the total building and site work for the Project will cost approximately, \$9,300,000 (see Final EIR p. 1.0-21), the addition of the cost of filtration would *at least* increase the costs of construction by 5%. Requiring that a Project increase construction costs by 5% to accommodate a single mitigation measure – particularly given that the percentage is actually likely to be much higher once ductwork and unit replacement costs are included – is infeasible. Finally, there are no schools within ¼ mile of the proposed Project (Draft EIR p. 4.7-5). Accordingly, the installation of school filters as the commenter suggests would not result the impacts of this Project and thus, is infeasible.

CCAIEJ/NRDC Comment #8

V. The Revised EIR is Inconsistent with the County of Riverside's General Plan.

The County of Riverside General Plan includes the following provisions related to sensitive receptors—

Sensitive Receptors

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. The intent of the following policies is to reduce the negative impacts of poor air quality on the County's sensitive receptors.

Policies:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114).²⁶

The project violates many of the relevant provisions relating to sensitive populations. As the EIR mentions, three of the proposed plot developments are located within 25 meters of the nearest sensitive receptor.²⁷ The EIR also mentions that another plot is within 50 meters of a sensitive receptor.²⁸ First, this location for these large industrial sources of pollution violates Policy AQ 2.1 because of their proximity to the senior community of Country Village and Mira Loma Village. Second, this project violates AQ 2.2 because as currently designed the project includes no "barriers and/or distance from emissions sources." Moreover, the EIR fails to provide a credible analysis of why these measures may not be "possible." Third, the project does not include any of the "pollution control measures" to trap or control pollution required by AQ 2.3. Despite these clear inconsistencies, the EIR determines that the Project will be compatible "with existing and planned surrounding land uses or inconsistent with the land use designations and policies of the Riverside County General Plan (including those of any applicable Specific Plan)."²⁹ This approach of ignoring general plan provisions and the associated inconsistencies amounts to a CEQA violation, which renders the EIR invalid as a lawful document to allow decision-makers to make an informed decision.

This failure to comply with General Plan requirements necessitates a revision to the EIR and the project. For example, the County has rejected the siting of warehouse development in the past because of these considerations.

Moreover, the discussion of land use impacts in the EIR conveniently ignores the impacts to the low income minority community of Mira Loma Village. This occurs despite the fact that EIR used as a significance threshold whether the proposed project will "disrupt or divide the physical arrangement of an established community (including a low income or minority community.)"³⁰ Here, adding more than 8,000 trips per day in the community area will certainly disrupt the community of Mira Loma Village, which has been an established community since the 1930s. This failure to appropriately catalogue the land use impacts similarly means the EIR is deficient, and this flaw must be cured in future iterations of the EIR.

Response to CCAEJ/NRDC Comment #8

The Project does not violate the relevant provisions of the General Plan relating to sensitive receptors. General Plan Policy AQ 2.1 states that planning efforts shall separate and protect sensitive receptors from polluting point sources to the greatest extent possible. The proposed Project is located within the existing MLCC industrial park and is in-fill. The Project proposes a development consistent with the General Plan land use designations and is located in an area that contains predominantly industrial and manufacturing uses.

The Project does not violate Policy AQ 2.2. In fact, as discussed in both the Draft EIR (p. 3.0-1 and 3.0-4) and Final EIR (p. 2.0-88) the proposed Project has gone through extensive redesign to reduce impacts to residents:

In October 2004, the proposed six plot plans were evaluated in a Draft Environmental Impact Report which was circulated to the general public on or about October 18, 2004. During and after the 45-day public comment period (October 19, 2004 to December 2, 2004), and subsequently at the public hearing on the proposed projects, additional information was requested from a number of public agencies and concerns from the surrounding community were raised regarding the size and potential environmental and public health impacts of the industrial projects.

Since that time, the proposed plot plans which about the Mira Loma Village development have been modified whereby single industrial warehouses with large numbers of loading bays have been replaced with smaller individual buildings averaging 11,271 square feet in size. Additionally, the smaller buildings are not intended to be warehouses, and the exterior dock-high loading areas have been eliminated and replaced with interior ground-level loading areas.

By redesigning some of the larger buildings into numerous smaller buildings the overall square footage decreased which in turn reduces the amount of traffic associated with the Project.

Smaller building size also discourages larger regional distribution facilities from operating provides a more suitable facility for smaller business park uses that are less truck-intensive.

Additional discussion of reconfiguring the Project via set-backs is found in Response to CCAEJ Comment #3. This issue has already been addressed and no modification of the Draft EIR is required.

The Project does not violate General Plan Policy AQ 2.3. Policy AQ 2.3 describes landscaping, vegetation, and other materials as examples of pollution control measures that trap particulate matter. The Project's landscaping plans have been submitted along with the Project, pursuant to County requirements. In addition, the Project includes numerous mitigation measures to reduce particulate matter and other emissions from operation of the proposed developments (**MM Air 4** through **MM Air 15**). Required compliance with Title 24 will also ensure that the indoor air quality in the proposed building meets current standards. Therefore, the Project complies with this policy.

The Draft EIR correctly determines that the Project will be compatible with existing and planned surrounding land uses as described on p. 4.9-20 and will not be inconsistent with the land use designations and policies of the Riverside County General Plan as described above. The EIR is valid and has not ignored any general plan provisions nor is it inconsistent with any general plan policies. The Project does not require any revisions nor does the EIR.

The EIR does not ignore discussions of land use impacts to the low income community of Mira Loma Village. The proposed will not disrupt or divide the physical arrangement of an established community as discussed on p. 4.9-20 of the Draft EIR. The proposed Project will not divide the community; the Project-related traffic will merely drive by it along Etiwanda Avenue, a General Plan designated Urban Arterial Highway (six-lane divided road) (Draft EIR p. 4.15-2). Therefore the EIR is adequate and no modification is necessary.

CCAIEJ/NRDC Comment #9

VI. The DEIR/S Does Not Adequately Discuss Alternatives to the Proposed Project.

The analysis of alternatives to the proposed project lies at “[t]he core of an EIR.”³¹ In this analysis, the EIR must consider a reasonable range of alternatives that would avoid or substantially lessen this impact while feasibly attaining most of the Project’s basic objectives.³² If the EIR refuses to consider a reasonable range of alternatives or fails to support its analysis with substantial evidence, the purposes of CEQA are subverted and the EIR is legally inadequate.³³ If a feasible alternative exists that will meet the project’s objectives while reducing or avoiding its significant environmental impacts, the project may not be approved.³⁴

An adequate alternatives analysis is a crucial component of complying with CEQA. Further, CEQA contains a clear mandate that the alternatives must be explored in depth and with the same level of detail as the proposed action. The analysis of the alternatives throughout the document fails in this respect.

A reasonable range of alternatives must include proposals that “offer substantial environmental advantages” over the proposed project.³⁵ In the present case, the EIR fails to examine an alternative that would utilize the ample open warehouse space that currently exists in Mira Loma to accommodate the additional freight desired by the County.³⁶ Colliers International estimates that approximately 14.4% of the warehouse space in Mira Loma is vacant.³⁷ The EIR fails to analyze whether this vacant space could be used instead of building new facilities that would expose several communities to additional toxic exposure.

Response to CCAIEJ/NRDC Comment #9

The comment describes the requirements of an alternative’s analysis under CEQA. However, CEQA does not require that the alternatives be explored “with the same level of detail as the proposed action.” In fact, Section 15126.6 (d) states that the “ EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison of the proposed project...the significant effects of the alternative shall be discussed, but in less detail than significant effects of the project as proposed.” Therefore, the Project’s alternatives analysis meets the requirements of CEQA with regards to level of analysis.

A reasonable range of four alternatives were analyzed in the Draft EIR, including variations of the “No Project” scenario where the Project would not be built in its present location. (See summary at Draft EIR p. 6.0-52.0) Although the commenter suggests that putting the Project in another location is a “new” alternative that has not yet been considered, it is actually yet another variation of the “no project” and “alternative site” alternatives that were already analyzed in the EIR. As with alternatives analyzed in detail in the EIR, the alternative proposed in the comment is not feasible because it would not meet the Project’s objectives or necessarily result in

avoidance of potentially significant impacts. (See Draft EIR p. 6.0-52 through 6.0-57.) Accordingly, it is rejected as infeasible.

As stated in Response to CCAEJ/NRDC Comment #1, the Colliers International Market Report addresses the industrial market trends for the first quarter of 2010 for the West Inland Empire. The report may relate to the marketability for the Project buildings, but it does not relate to the environmental effects being analyzed in the EIR and will not affect the EIR conclusions on environmental impacts. Therefore, no information in this report changes the analysis in the EIR. Moreover, and as discussed above, the report confirms that the leasing rate for industrial space is actually increasing, thus providing substantial evidence of the need for the space provided by the Project.

CCAЕJ/NRDC Comment #10

VII. The EIR Contains No Environmental Justice Analysis Despite Critical Environmental Justice Impacts.

It is no secret that freight operations implicate several environmental justice concerns. Accordingly, we find the lack of any reference to environmental justice impacts deeply disturbing. This lack of information renders the EIR an inadequate informational tool to help the County weigh the benefits against the environmental degradation and health impacts that will result from this project.

Response to CCAEJ/NRDC Comment #10

The comment states that information on environmental justice was not provided in the EIR and therefore could not be considered by County when comparing the Project's benefits to its negative impacts. The following discussion is also contained in Response to CCAEJ Comment # 2.

Pursuant to several prior Presidential executive orders issued under the authority of Title VI of the Civil Rights Act of 1964, an analysis of Environmental Justice is a required element of environmental review under the National Environmental Policy Act ("NEPA"). NEPA requires that federal agencies consider Environmental Justice as well as other social impacts in their NEPA documents. (See United States Code, tit. 42, §§ 4331(a), 4342, 4344.) Here, however, NEPA is inapplicable. Instead, this Project is subject to environmental analysis pursuant to the requirements of CEQA.

In contrast to NEPA, CEQA review requires that lead agencies focus on a project's potentially significant adverse impacts to the physical environment. "Evidence of economic and social impacts that do not contribute to or are not caused by physical changes in the environment is not substantial evidence that the project may have a significant effect on the environment." (Cal. Code Regs., tit. 14 ["State CEQA Guidelines"], § 15064(f)(6).) Indeed, the California Supreme Court has explained that, "[a]n EIR is to disclose and analyze the direct and the reasonably foreseeable indirect environmental impacts of a proposed project if they are significant....

Economic and social impacts of proposed projects, therefore, are outside CEQA's purview.” (*Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, 1182 [citing State CEQA Guidelines, §§ 15126.2, 15064(d)(3)] [emphasis in original].) Accordingly, it is only “[w]hen there is evidence ... that economic and social effects caused by a project ... could result in a reasonably foreseeable indirect environmental impact, such as urban decay or deterioration, then the CEQA lead agency is obligated to assess this indirect environmental impact.” (*Ibid.*)

Here, there is no evidence that the Project will result in social effects that will give rise to physical impacts on the environment. Although the Draft EIR acknowledges and discloses potentially significant air quality impacts and attendant health risks, those are physical impacts on the environment and are not evidence of social injustice or economic impacts giving rise to further physical environmental effects. The proposed Project will not result in any blight or economic/social impacts for several reasons. First, the proposed Project will directly generate between 567 and 1,101 jobs in the local area (Draft EIR, p. 5.0-4). The creation of these jobs is considered to be a positive socioeconomic impact. Secondly, the proposed Project is not expected to cause existing businesses to close or otherwise experience adverse economic impacts. For example, if the competition provided by a new, large, low-cost retail store causes existing retail stores in a nearby urban center to close, resulting in urban blight, that blight may be considered a physical effect on the environment. However, the proposed Project proposes a mix of industrial park uses that will accommodate light industrial and warehouse type uses, rather than retail uses. Although specific tenants for the proposed Project have not been identified, future tenants are expected locate within the proposed project due to its location and proximity to local and regional transportation corridors and the Ontario Airport, rather than specifically to complete with existing light industrial and warehouse uses. Furthermore, the rate and order of Project development will be determined based on assessments by the individual Project developers of local and regional market demand for such development; thereby further reducing the potential that existing industrial park development would suffer adverse economic impacts as a result of the proposed Project. Accordingly, the socioeconomic effects of the proposed Project will not result in adverse physical changes, such as blight, to the environment.

The County has undertaken a lengthy and detailed environmental review process prior to making a decision regarding the proposed Project and has adequate information regarding the benefits and negative environmental impacts that would result from approval of this Project.

CCA/EJ/NRDC Comment #11

VIII. A Revised Draft EIR Must Be Prepared and Recirculated.

Because of the inadequacies discussed above, the County's EIR cannot form the basis of a lawful EIR. CEQA requires preparation and recirculation of a supplemental draft "[w]hen significant new information is added to an environmental impact report" after public review and comment on the earlier draft EIR.³⁸ The opportunity for meaningful public review of significant new information is essential "to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom."³⁹ An agency cannot simply release a draft report "that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review."⁴⁰

In order to cure the panoply of EIR defects identified in this letter, the County must obtain substantial new information to adequately assess the proposed Project's environmental impacts, and to identify effective mitigation and alternatives capable of alleviating the Project's significant impacts. This new information will clearly necessitate recirculation. CEQA requires that the public have a meaningful opportunity to review and comment upon this significant new information in the form of a recirculated draft supplemental EIR.

Response to CCA/EJ/NRDC Comment #11

The Draft EIR does not require recirculation. CEQA requires that an EIR be recirculated only in the limited circumstances where significant new information of substantial importance, such as a new potentially significant impact comes to light after an EIR is circulated but prior to its certification. (State CEQA Guidelines, § 15088.5.) Here, significant new information was not presented after public review of the Draft EIR. Indeed, the significance conclusions in the EIR remain accurate. Although additional mitigation measures were imposed through the responses to comments process, those mitigation measures further mitigate impacts but do not change the ultimate significance conclusions from the EIR. Further, the Draft EIR did not defer more detailed analyses to the Final EIR. Instead, additional explanation of some issues was provided in response to the comments received on the EIR, but that information merely "clarifies or amplifies" the discussion already presented in the Draft EIR for public review. Accordingly, recirculation is not required. (See *ibid.*) The impacts from the proposed Project remain the same as those identified in the Draft EIR and no recirculation is needed.

Goldberg, Sherry

From: Martinez, Adriano
Sent: Friday, June 11, 2010 10:17 AM
To: jchilder@rctlma.org
Cc: Martinez, Adriano; Penny Newman; Goldberg, Sherry
Subject: JOINT COMMENTS ON RECIRCULATED ENVIRONMENTAL IMPACT REPORT FOR MIRA LOMA COMMERCE CENTER (SCH# 2002121128)
Attachments: Mira Loma Commerce Center CEQA Comments 6-11-2010 Final.pdf; Exhibit A.pdf; Exhibit B.pdf

Mr. Childers:

I have attached a comment letter and attachments for the CEQA document related to the Mira Loma Commerce Center. Please include this email and the attachments to this email in the CEQA record for this document. A copy of this comment letter and attachments will also be sent via Federal Express.

Please do not hesitate to contact me if you have any questions.

Best,
Adrian

Adrian Martinez
Natural Resources Defense Council
1314 Second St.
Santa Monica, CA 90401
p: 310.434.2300
f: 310.434.2399

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**CENTER FOR COMMUNITY ACTION AND ENVIRONMENTAL JUSTICE
NATURAL RESOURCES DEFENSE COUNCIL**

June 11, 2010

Mr. Jeffrey Childers, Project Planner
County of Riverside
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P.O. Box 1409
Riverside, CA 92502-1409
Email: jchilder@rctlma.org

**RE: JOINT COMMENTS ON RECIRCULATED ENVIRONMENTAL IMPACT
REPORT FOR MIRA LOMA COMMERCE CENTER (SCH# 2002121128)**

Dear Mr. Childers:

On behalf of the Center for Community Action and Environmental Justice and the Natural Resources Defense Council, we write to provide comments on the Recirculated Environmental Impact Report for the Mira Loma Commerce Center ("EIR"). We request that these comments and the attachments be included in the record for this project. After careful review, we have concluded that the EIR fails in many respects to comply with the requirements of the California Environmental Quality Act ("CEQA"). As described below, the EIR is inadequate because it fails to carry out CEQA's mandates. It does not accurately identify or analyze the significant environmental impacts that would result from the implementation of this major Project in close proximity to sensitive sites, and it fails to provide sufficient mitigation for such impacts as it does identify. The Project also fails to analyze and adopt all feasible mitigation measures as mandated by CEQA. The Project also fails to comply with the County of Riverside's General Plan, which would make certification of this EIR a per se violation of CEQA. Finally, it fails to consider alternatives that effectively protect the environment.

**I. The Proposed Project will have an Indelible Impact on
Adjacent Communities and the Region in General.**

The health impacts and regional air quality impacts from freight activities are well documented. Of all listed Toxic Air Contaminants identified by the California Air Resources Board ("CARB"), diesel particulate matter ("DPM") is known to present the greatest health risks to Californians.¹ Dozens of studies have shown adverse impacts from DPM and Oxides of Nitrogen ("NO_x") including respiratory disease, cardiovascular mortality, cancer, and reproductive effects as well as an increase in regional smog and water contamination. CARB has determined that

¹ CARB, *Emissions Reduction Plan for Ports and Goods Movement in California*, 7 (2006)(hereinafter "ERP").

diesel exhaust is responsible for over 70% of the risk from breathing our air statewide and in the South Coast Air Basin ("SCAB").² Further, the South Coast Air Quality Management District ("SCAQMD") in the Multiple Air Toxics Exposure Study III ("MATES III") "indicate[ed] that diesel exhaust is the major contributor to air toxics risk, accounting on average for about 84% of the total" risk from breathing air toxics.³

CARB recently revised its analysis of annual impacts from PM2.5 pollution. Previously, CARB estimated that statewide, 2,400 premature deaths annually are linked to goods movement, mostly from particulate pollution and 50% of these deaths are in the SCAB.⁴ Now, as the chart below demonstrates, CARB estimates that there are 3,700 premature deaths statewide associated with PM2.5 from Goods Movement activities.⁵

Table 6: Annual premature deaths associated with PM2.5 from Goods Movement activities¹

Pollutant	Low	Mean	High
Primary Diesel PM	600	2,000	3,500
Secondary Diesel PM (Nitrates)	480	1,600	2,800
Secondary Diesel PM (Organic Aerosols)	15	49	85
Other Primary PM2.5 ²	12	39	68
Statewide Total³	1,100	3,700	6,500

¹For the year 2005, these estimates do not include the contributions from particle sulfate formed from SO_x emissions, which is being addressed with several ongoing emissions, measurement, and modeling studies. Results listed are based on the previous emission inventories used in the Goods Movement Emission Reduction Plan in April of 2006 but with the new PM2.5-mortality relationship of 10 percent per 10 µg/m³ increase in PM2.5 exposures; these values may change if emissions inventories are updated.

²PM2.5 includes tire wear, brake wear, and particles from boilers, which are not covered under primary diesel PM.

³Totals do not add up due to rounding.

² ERP, at 7.

³ SCAQMD, Multiple Air Toxics Exposure Study for the South Coast Air Basin-III, at ES-3 (September, 2008) available at <http://www.aqmd.gov/prdas/matesIII/Final/Document/ab-MATESIIIExecutiveSummary-Final92008.pdf> (hereinafter "MATES III").

⁴ ERP, What's New-1 at 4.

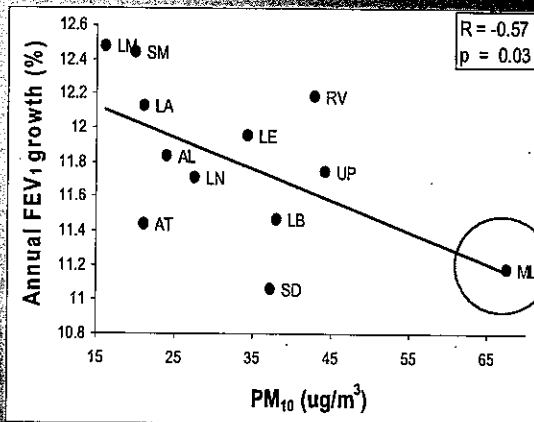
⁵ CARB, *Methodology for Estimating Premature Deaths Associated with Long-Term Exposures to Fine Airborne Particulate Matter in California Draft Staff Report*, (May 22, 2008).

Residents in Inland Empire communities will undoubtedly face additional impacts due to the increased pollution from this project. For sensitive populations, such as children and the elderly, and for those who live and work in close proximity to these major sources of diesel exhaust, the risk will be even higher.

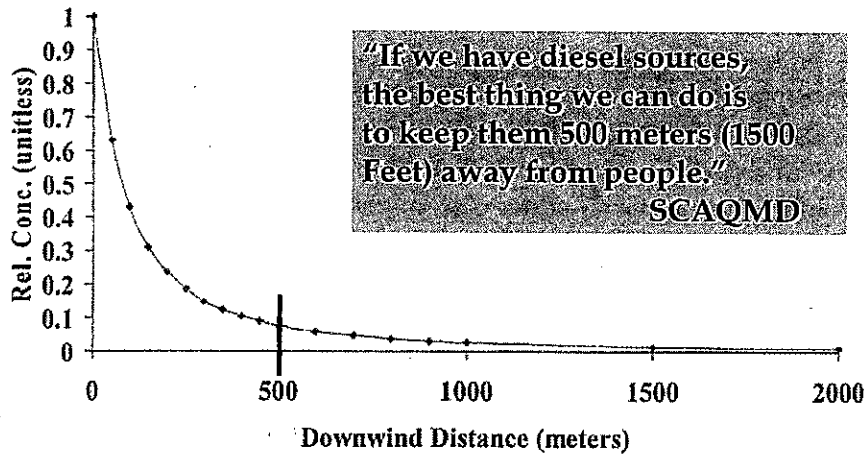
In recent years, environmental health researchers have firmly established the linkage between air pollution exposure and a range of negative health outcomes, including slowed lung growth rates in children (Gauderman et al Cohort C, Cohort D papers), exacerbation of existing respiratory disease (McConnell et al EHP bronchitis/asthmatic paper), increased absences from school due to respiratory illness (Gilliland et al CHS absences paper), and increased mortality. The following charts display the troubling findings of the impacts of air pollution on health of residents in the Inland Empire, including our most vulnerable populations, children.

USC Children's Health Study

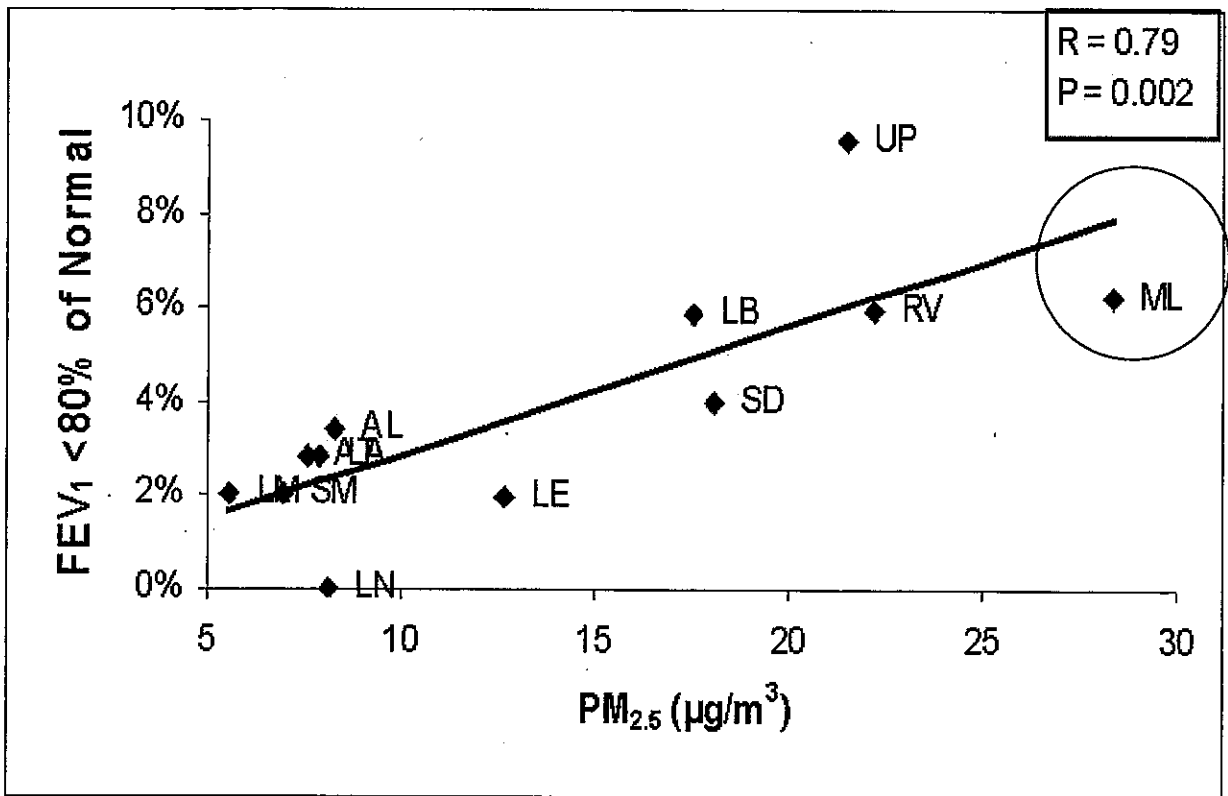
- University of Southern California (USC) Children's Health Study found children in the Mira Loma area to have the slowest lung growth and weakest lung capacity.



Sensitivity of Concentrations to Downwind Distance



SCAQMD "Mira Loma Specific Air Management Project", 2002. Presentation by Mike Nazemi before the Mira Loma Community Committee. August 29, 2002.



South Coast Air Quality Management District, "Multiple Air Toxics Exposure Study in the South Coast Air Basin" (MATES II Study), March 2000.

In addition to the large impacts on residents and workers closest to the sources of emissions, distribution center operations pose a particularly acute threat to regional air quality. The South Coast Air Basin ("SCAB"), where the project area is located, consistently ranks near the top of the lists for the nation's filthiest air quality. Freight transport, including the operations culminating in the Inland Empire, greatly contributes to the persistent failure of the SCAB to meet clean air standards established by the Environmental Protection Agency. Without all feasible mitigation, the SCAB could fail to achieve the federal annual PM2.5 standard by 2014. This project proposes to add additional pollution that would not have occurred if the project was not built. Against this backdrop, there are several deficiencies in the EIR that must be addressed.

II. The Revised EIR Fails to Adequately Analyze Air Quality and Traffic Impacts.

The South Coast Air Quality Management District critiqued the air quality analysis in the EIR on several grounds. We have similar concerns that the Air Quality analysis was designed to mask the true impacts of this project. The air quality analysis uses an unduly narrow trip length that is unrealistic given the type of project proposed for this facility. The primary business in the Inland Empire is from the Ports of Los Angeles and Long Beach, which is much further than the 8.9 miles used for the EIR analysis.⁶

By excluding large portions of the truck trips, the EIR severely understates the Project's traffic impacts and associated air quality impacts. The California Supreme Court has emphasized that "an EIR may not ignore the regional impacts of a project approval, including those impacts that occur outside of its borders; on the contrary, a regional perspective is required."⁷ An EIR must analyze environmental impacts over the entire area where one might reasonably expect these impacts to occur.⁸ This principle stems directly from the requirement that an EIR analyze all significant or potentially significant environmental impacts.⁹ An EIR cannot analyze all such environmental impacts

⁶ See generally, SCAG, 2008 Regional Transportation Plan, Goods Movement Report, at 13, available at http://www.scag.ca.gov/rtp2008/pdfs/finalrtp/reports/fGoods_Movement.pdf ("Most port truck cargo movements associated with intermodal yards, transload facilities, and warehouses are primarily related to import containers from the SPB ports") [Attached as Exhibit A].

⁷ *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 575.

⁸ See *Kings County Farm Bureau*, 221 Cal. App. 3d at 721-23.

⁹ See Pub. Res. Code §§ 21061, 21068; see also *Citizens to Preserve the Ojai v. County of Ventura* (1986) 176 Cal. App. 3d 421, 432-33 (finding "an absolute

if its study area does not include the geographical area over which these impacts will occur. Here, the fact that trucks will travel to and from the ports is not only corroborated by the South Coast Air Quality Management District, but also meets the low threshold of "reasonable expectat[i]ons" that the freight moves from the port areas as detailed in the 2008 Regional Transportation Plan to the Inland Empire.

III. The Revised EIR Includes an Improper Greenhouse Gas Emissions Analysis.

The deficiencies with the air quality analysis also taints the greenhouse gas analysis for this project. The curtailed trip analysis dramatically underestimated the emissions of greenhouse gasses associated with this project.

IV. The Mitigation Measures Fail to Comply with CEQA.

Mitigation of a project's significant impacts is one of the "most important" functions of CEQA.¹⁰ Under CEQA, feasible mitigation measures must be adopted that will avoid or substantially lessen significant environmental effects.¹¹

i. The Construction Mitigation Measures Must be Improved.

The mitigation measures for construction are vague. We recommend that the construction mitigation comply with the following requirements:

Construction Equipment

Equipment¹² greater than 25 horsepower must:

- (1) Meet current emission standards¹³ and

failure to comply [with CEQA]" where information relevant to project's impacts was omitted).

¹⁰ *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990).

¹¹ Pub. Res. Code § 21002.

¹² Equipment refers to vehicles such as excavators, backhoes, bulldozers propelled by an off-road diesel internal combustion engine.

¹³ These standards are described in Division 3 Chapter 9, Article 4, Section 2423(b)(1)(A) of Title 13 of the California Code of Regulations, as amended. An explanation of current and past engine standards can also be accessed at <http://www.dieselnet.com/standards/>. Currently all new equipment are meeting the US EPA Tier II standards and most equipment also meets Tier III standards (all 100HP to 750HP equipment). Note that Tier IV standards would automatically meet the BACT requirement.

- (2) Be equipped with Best Available Control Technology (BACT)¹⁴ for emissions reductions of PM and NOx, *or*
- (3) Use an alternative fuel.

Diesel Trucks

On-road trucks used at construction sites, such as dump trucks, must:

- (1) Meet current emission standards, *or*
- (2) Be equipped with BACT¹⁵ for emissions reductions of PM and NOx, *and*
- (3) Any trucks hauling materials such as debris or fill, must be fully covered while operating off-site (i.e. in transit to or from the site).

Generators

Where access to the power grid is limited, on-site generators must:

- (1) Meet the equivalent current off-road standards for NOx, *and*
- (2) Meet a 0.01 gram per brake-horsepower-hour standard for PM, *or*
- (3) Be equipped with Best Available Control Technology (BACT) for emissions reductions of PM.

Special Precautions Near Sensitive Sites

All equipment operating on construction sites within 1,000 feet of a sensitive receptor site (such as schools, daycares, playgrounds and hospitals)¹⁶ would either:

- (1) Meet US EPA Tier IV emission standards *or*
- (2) Install ARB Verified "Level 3" controls (85% or better PM reductions), and
- (3) Notify each of those sites of the project, in writing, at least 30 days before construction activities begin.¹⁷

ii. The Project's Operational Mitigation Measures Must be Made Enforceable and Augmented.

¹⁴ Here BACT refers to the "Most effective verified diesel emission control strategy" (VDECS) which is a device, system or strategy that is verified pursuant to Division 3 Chapter 14 of Title 13 of the California Code of Regulations to achieve the highest level of pollution control from an off-road vehicle.

¹⁵ Here BACT also refers to most effective VDECS as defined by the California Air Resources Board (CARB).

¹⁶ Sensitive sites are defined and described in the CARB Air Quality and Land Use Planning Guidelines, 2005; <http://www.arb.ca.gov/ch/landuse.htm>.

¹⁷ Notification shall include the name of the project, location, extent (acreage, number of pieces of equipment operating and duration), any special considerations (such as contaminated waste removal or other hazards), and contact information for a community liaison who can answer any questions.

Given the significant environmental impacts to air quality associated with this project, the EIR should require additional mitigation. For heavy duty trucks, the Ports of Los Angeles and Long Beach recently adopted a program that will require only 2007 EPA compliant trucks to perform port drayage service by 2012. This program is expected to reduce port truck emissions by at least 80%.¹⁸ These types of requirements should be imposed for this project.

In addition to the vagueness of the existing mitigation measures, the EIR also fails to consider and adopt additional feasible mitigation. We recommend that the operational mitigation comply with the following requirements:

Diesel Trucks

On-road trucks serving a facility, must:

- A. If a facility is served by a centrally controlled fleet, trucks should
 - (1) Be electrified to the extent feasible, *and*
 - (2) Meet current US EPA emission standards.
- B. All independently operated trucks shall meet the following standards, enforced by gate personnel.
 - (1) Meet current US EPA emission standards, *or*
 - (2) Be equipped with BACT¹⁹ for emissions reductions of PM and NOx, *and*

Equipment

Equipment²⁰ greater than 25 horsepower must:

- (1) Meet current US EPA emission standards²¹ *and*
- (2) Be equipped with Best Available Control Technology (BACT)²² for emissions reductions of PM and NOx, *or*

¹⁸ Port of Los Angeles, Press Release, http://www.portoflosangeles.org/newsroom/2008_releases/news_061708ctp.asp

¹⁹ Here BACT also refers to most effective VDECS as defined by the California Air Resources Board (CARB), for example, a particulate filter for PM and selective catalytic reduction for NOx.

²⁰ Equipment refers to vehicles such as yard tractors, forklifts, or other vehicles propelled by an off-road diesel or spark ignition internal combustion engine.

²¹ These standards are described in Division 3 Chapter 9, Article 4, Section 2423(b)(1)(A) of Title 13 of the California Code of Regulations, as amended. An explanation of current and past engine standards can also be accessed at <http://www.dieselnet.com/standards/>. Currently all new equipment are meeting the US EPA Tier II standards and most equipment also meets Tier III standards (all 100HP to 750HP equipment). Note that Tier IV standards would automatically meet the BACT requirement.

²² Here BACT would apply to diesel equipment and refers to the "Most effective verified diesel emission control strategy" (VDECS) which is a device, system or strategy that is verified pursuant to Division 3 Chapter 14 of Title 13 of the

- (3) Use an alternative fuel.²³

Refrigeration Units

Each warehousing facility must include the following if it is used for any refrigerated cargo:

- (1) Provide ample space for refrigerated cargo to be kept cool without the use of transportation refrigeration units or other temporary or inefficient refrigeration means;
- (2) All loading docks must be equipped to provide electrical hook-ups for refrigerated cargo;
- (3) All trucks transporting refrigerated cargo must be equipped with the ability to connect to electrical power from the loading docks; *and*
- (4) On-board refrigeration units on all trucks may not be employed when a vehicle is not in use *and* must meet current US EPA standards.

Recommendations to Limit Global Warming Pollution from Warehousing:

- (1) Prohibit all non-essential idling of vehicles and equipment onsite.
- (2) All vehicles and equipment should be the most efficient models available; heavy-duty trucks should be US EPA SmartWay certified.²⁴
- (3) Use the lowest carbon fuels possible (such as biodiesel or other alternative fuels).
- (4) Electrify operations to the extent possible. All generators, forklifts and equipment that can be electrified, should be.
- (5) All constructed buildings should meet the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ including the use of locally sourced materials where possible.²⁵

iii. The Project Should Include Mitigation Measures for Sensitive Populations.

California Code of Regulations to achieve the highest level of pollution control from an off-road vehicle.

²³ This could include natural gas or biodiesel, which is a fuel comprised of mono-alkyl esters of long chain fatty acids derived from vegetable oils or animal fats, meeting the requirements of ASTM D 6751. However, biodiesel must be proven to be sourced from sustainable feedstocks including waste grease, fats or oil and under certain circumstances, farmed oils that can be proven to be sustainable.

²⁴ SmartWay is a USEPA partnership with transport companies to reduce fuel use and pollution through improved efficiency. See <http://www.epa.gov/smartway/transport/index.htm>

²⁵ For information on LEED standards, see the U.S. Green Building Council: <http://www.usgbc.org/DisplayPage.aspx?CategoryId=19>

To avoid injury to public health, the project must mitigate its impacts through the reduction of emissions to as near zero as possible, and this comment letter offers numerous measures that should be used in pursuing that goal. Given that increases in pollution are likely even after these measures are implemented and given the lasting effects of baseline pollution, further mitigation is needed to address the extraordinary impact of freight related emissions on the respiratory health of communities in the vicinity of this project.

Many residents of freight movement communities and workers at distribution centers have already suffered irreparable long term damage to their lungs – as noted earlier, diminished lung function in children generates lifelong health effects. The ports should fund the establishment of one or several medical facilities dedicated to the respiratory and general health of the people most affected by distribution center emissions – those living in the neighborhoods closest to the major distribution centers, including this project area, and workers at the distribution centers.

Many of the goods movement adjacent neighborhoods in Riverside and along the I-60 and other routes are heavily populated with low and moderate income families unable to afford health insurance. Similarly, while some workers in the Inland Empire's logistics industry earn relatively high wages with good benefits, thousands of others earn low wages with few or no benefits.

Thus, funding for clinics should be sufficient not only to construct appropriate facilities, but also include adequate support for operations so that two classes of patients – residents of the identified freight movement adjacent communities and distribution center workers can access the facility without out of pocket cost regardless of insurance status.

Finally, the Project should include installation of air filtration system to protect residents from harmful levels of air pollution. The Port of Los Angeles agreed through the TraPac MOU to fund filtration systems in school in the vicinity of that project, and this Project should also include this type of mitigation. Moreover, the Port of Long Beach also developed a school filtration program related to its Middle Harbor Redevelopment Project.

V. The Revised EIR is Inconsistent with the County of Riverside's General Plan.

The County of Riverside General Plan includes the following provisions related to sensitive receptors—

Sensitive Receptors

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e. children, elderly and the sick) and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities. The intent of the following policies is to reduce the negative impacts of poor air quality on the County's sensitive receptors.

Policies:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. (AI 114)

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution. (AI 114).²⁶

The project violates many of the relevant provisions relating to sensitive populations. As the EIR mentions, three of the proposed plot developments are located within 25 meters of the nearest sensitive receptor.²⁷ The EIR also mentions that another plot is within 50 meters of a sensitive receptor.²⁸ First, this location for these large industrial sources of pollution violates Policy AQ 2.1 because of their proximity to the senior community of Country Village and Mira Loma Village. Second, this project violates AQ 2.2 because as currently designed the project includes no "barriers and/or distance from emissions sources." Moreover, the EIR fails to provide a credible analysis of why these measures may not be "possible." Third, the project does not include any of the "pollution control measures" to trap or control pollution required by AQ 2.3. Despite these clear inconsistencies, the EIR determines that the Project will be compatible "with existing and planned surrounding land uses or inconsistent with the land use designations and policies of the Riverside County General Plan (including those of any applicable Specific Plan)."²⁹ This approach of ignoring general plan provisions and the associated inconsistencies amounts to a CEQA violation, which renders the EIR invalid as a lawful document to allow decision-makers to make an informed decision.

²⁶ County of Riverside 2003 General Plan, Chapter 9, available at http://www.tlma.co.riverside.ca.us/genplan/content/gp/chapter09.html#TOC3_2.

²⁷ EIR, at 4.3-44.

²⁸ *Id.*

²⁹ EIR, at 4.9-20.

This failure to comply with General Plan requirements necessitates a revision to the EIR and the project. For example, the County has rejected the siting of warehouse development in the past because of these considerations.

Moreover, the discussion of land use impacts in the EIR conveniently ignores the impacts to the low income minority community of Mira Loma Village. This occurs despite the fact that EIR used as a significance threshold whether the proposed project will "disrupt or divide the physical arrangement of an established community (including a low income or minority community.)"³⁰ Here, adding more than 8,000 trips per day in the community area will certainly disrupt the community of Mira Loma Village, which has been an established community since the 1930s. This failure to appropriately catalogue the land use impacts similarly means the EIR is deficient, and this flaw must be cured in future iterations of the EIR.

VI. The DEIR/S Does Not Adequately Discuss Alternatives to the Proposed Project.

The analysis of alternatives to the proposed project lies at "[t]he core of an EIR."³¹ In this analysis, the EIR must consider a reasonable range of alternatives that would avoid or substantially lessen this impact while feasibly attaining most of the Project's basic objectives.³² If the EIR refuses to consider a reasonable range of alternatives or fails to support its analysis with substantial evidence, the purposes of CEQA are subverted and the EIR is legally inadequate.³³ If a feasible alternative exists that will meet the project's objectives while reducing or avoiding its significant environmental impacts, the project may not be approved.³⁴

An adequate alternatives analysis is a crucial component of complying with CEQA. Further, CEQA contains a clear mandate that the alternatives must be explored in depth and with the same level of detail as the proposed action. The analysis of the alternatives throughout the document fails in this respect.

A reasonable range of alternatives must include proposals that "offer substantial environmental advantages" over the proposed project.³⁵ In the present case, the

³⁰ EIR, at 4.9-3.

³¹ *Citizens of Goleta Valley II*, 52 Cal. 3d at 564; see also Pub. Res. Code § 21002.1(a) ("The purpose of an environmental impact report is . . . to identify alternatives to the project . . .").

³² See § 21100(b)(4); CEQA Guidelines § 15126.6(a).

³³ *San Joaquin Raptor*, 27 Cal. App. 4th at 735-38; *Kings County Farm Bureau*, 221 Cal. App. 3d at 736-37.

³⁴ Pub. Res. Code § 21002.

³⁵ See *Citizens of Goleta Valley*, 52 Cal. 3d at 565-66.

EIR fails to examine an alternative that would utilize the ample open warehouse space that currently exists in Mira Loma to accommodate the additional freight desired by the County.³⁶ Colliers International estimates that approximately 14.4% of the warehouse space in Mira Loma is vacant.³⁷ The EIR fails to analyze whether this vacant space could be used instead of building new facilities that would expose several communities to additional toxic exposure.

VII. The EIR Contains No Environmental Justice Analysis Despite Critical Environmental Justice Impacts.

It is no secret that freight operations implicate several environmental justice concerns. Accordingly, we find the lack of any reference to environmental justice impacts deeply disturbing. This lack of information renders the EIR an inadequate informational tool to help the County weigh the benefits against the environmental degradation and health impacts that will result from this project.

VIII. A Revised Draft EIR Must Be Prepared and Recirculated.

Because of the inadequacies discussed above, the County's EIR cannot form the basis of a lawful EIR. CEQA requires preparation and recirculation of a supplemental draft "[w]hen significant new information is added to an environmental impact report" after public review and comment on the earlier draft EIR.³⁸ The opportunity for meaningful public review of significant new information is essential "to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom."³⁹ An agency cannot simply release a draft report "that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review."⁴⁰

In order to cure the panoply of EIR defects identified in this letter, the County must obtain substantial new information to adequately assess the proposed Project's environmental impacts, and to identify effective mitigation and alternatives capable of alleviating the Project's significant impacts. This new information will clearly necessitate recirculation. CEQA requires that the public

³⁶ See generally, Colliers International, West Inland Empire Market Report (First Quarter 2010). [Attached as Exhibit B].

³⁷ *Id.* at 3.

³⁸ Pub. Resources Code § 21092.1.

³⁹ *Sutter Sensible Planning, Inc. v. Sutter County Board of Supervisors*, 122 Cal. App. 3d 813, 822 (1981); *City of San Jose v. Great Oaks Water Co.*, 192 Cal. App. 3d 1005, 1017 (1987).

⁴⁰ *Mountain Lion Coalition v. California Fish and Game Comm'n*, 214 Cal.App.3d 1043, 1052 (1989).

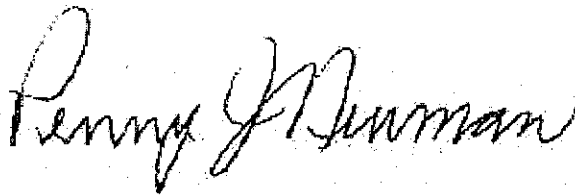
have a meaningful opportunity to review and comment upon this significant new information in the form of a recirculated draft supplemental EIR.

We appreciate your consideration of our comments. Please feel free to contact us if you have any questions.

Sincerely,



Adriano L. Martinez
Project Attorney
Natural Resources Defense Council



Penny Newman
Executive Director
Center for Community Action and Environmental Justice

ATTACHED LITERATURE

- (1) 2008 Regional Transportation Plan, Goods Movement Report
- (2) Colliers International, West Inland Empire Market Report (First Quarter 2010)

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

RTP

2008

REGIONAL TRANSPORTATION PLAN

Making the Connections

**Goods Movement
Report**



GOODS MOVEMENT

Economic Impacts of Goods Movement	
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Local Manufacturing and Logistics Industry	
Cross-Border Trade Activity	
Existing Regional Goods Movement System	
Maritime Activity	
Port Related Rail Activities: On-dock, Near-dock, and Off-dock facilities	
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Goods movement activities thrive in the SCAG region because of the numerous advantages the region offers, including deep-water marine ports, highly developed networks of highways and railways, an abundance of trans-loading facilities, and a large internal market. As a result, the region serves as a major gateway for both international and domestic commerce, with goods movement being the fastest growing segment of the region's transportation sector. Additionally, goods movement plays a vital role in the local, regional, state, and national economies with one out of every seven jobs in Southern California linked to trade related industries.

While all projections indicate continued robust growth in trade volumes, the existing goods movement system is highly constrained. Over time, this trend will undermine the efficiency, reliability, and productivity of the system, and contribute to negative environmental and community impacts. Without improvements to the current system, projected growth in trade will worsen traffic congestion, pushing the region toward massive gridlock. Ultimately, this will lead to delays in goods delivery, which will increase costs to consumers and reduce quality of service, potentially undermining the region's competitive advantages. Additionally, the air quality and public health effects of diesel emissions are expected to worsen if no action is taken to mitigate these negative impacts. Current research suggests that health impacts associated with diesel emissions include lung malfunctioning, arterial thickening, birth defects, low birth weights, premature deaths, and increased rates of cancer and asthma. These and other environmental and public health impacts have increasingly led communities and policy makers to demand mitigation strategies and challenge proposals for infrastructure capacity enhancements.

Goods movement activities in the SCAG region have enormous impacts on the local, regional, state, and national economies, as well as local residents' quality of life. Infrastructure constraints, their associated impacts on operational efficiency, and associated adverse health impacts are critical issues which will continue to impact the SCAG region throughout the RTP period and beyond, requiring a coordinated regional framework to realize accelerated infrastruc-

ture improvements. As such, this RTP proposes three key goods movement strategies to address these challenges.

1. Freight Rail Investments, which consist of accelerating mainline capacity, grade separations, and locomotive engine upgrades;
2. Dedicated lanes for clean technology trucks, which focus upon adding roadway capacity along truck intensive corridors; and
3. High-Speed Regional Transport (HSRT) for freight, which includes exploration of HSRT systems that can provide greater freight throughput and reliability, with near zero emissions.

Economic Impacts of Goods Movement

INTERNATIONAL TRADE

Trade activities in the SCAG region produce a wide range of economic impacts at the local, regional, state, and national levels, and generate significant employment opportunities ranging from entry level to white-collar managerial positions. Businesses and services supported by trade activities include wholesale, supply chain management, courier services, vessel operations services, cargo handling, surface transportation (rail and truck), air cargo, trade finance, freight forwarding, customs brokers, insurance, and government agencies.

The total trade value of containerized trade through the San Pedro Bay ports (the Ports of Los Angeles and Long Beach) was \$256 billion in 2005. According to the U.S. Department of Transportation, the Port of Los Angeles became the nation's most valuable trade conduit in 2003 surpassing John F. Kennedy International Airport for total value of goods imported and exported through a freight gateway. The total economic output associated with international containerized trade through the Ports in 2005 was approximately \$364 billion. Containerized trade has generated, directly or indirectly, approximately \$107.5 billion in income, approximately 3.3 million jobs, and \$28.3 billion in state and local taxes, as shown in Table 1. However, it is important to note

that the majority of these tax revenues were not reinvested to provide capacity enhancements to the regional goods movement system.

TABLE 1 SUMMARY OF TRADE IMPACTS FOR CONTAINERIZED TRADE VIA THE PORTS OF LOS ANGELES AND LONG BEACH IN 2005 (\$ BILLIONS)

Item	Exports	Imports	Total
Trade Value	\$35.4	\$220.6	\$256.0
Economic Impacts:			
• Output	\$78.7	\$285.2	\$364.0
• Income	\$18.8	\$88.3	\$107.5
• Total Jobs	446,000	2,840,000	3,306,000
• State & Local Taxes	\$2.0	\$26.3	\$28.3

Source: BST Associates, PERS, US Department of Commerce, U.S. Bureau of Economic Analysis, WISER Trade.

LOCAL MANUFACTURING AND LOGISTICS INDUSTRY

Although the region's manufacturing sector has been declining, it is still one of the largest in the nation. Los Angeles County ranks 1st, Orange County 8th, and the Riverside-San Bernardino area 16th largest in the nation. These data indicate that the region represents a significant market for all types of suppliers. Major products produced in the region include computer & electronic products, apparel, transportation equipment, fabricated metal products, plastics & rubber products, textile and food. Most of the region's manufacturing centers are clustered in the area bounded by SR-60, I-710 and Los Angeles/Orange county line, the South Bay area, the San Fernando Valley, the San Gabriel Valley (the City of Industry), and northern parts of Orange County and Inland Empire.

According to studies by Dr. John Husing, the manufacturing sector historically played a key role in the regional economy by providing upward income mobility to entry-level workers with marginal education. Manufacturing has enabled unskilled workers to gain necessary skills and experience via on-the-job training, and given them the means to enter the middle class. Recent technol-

ogy advancements, however, have increased operational efficiency and have led to significant declines in employment demand for this sector. Another factor contributing to this trend is the high cost of conducting business in Southern California, including increasing workers compensation costs, rising energy costs, and an expensive housing market. These high costs and the need to compete in the global marketplace, have increasingly led manufacturers to outsource their activities to achieve lower costs. As a result, international trade continues to grow rapidly in the region, as goods and products manufactured overseas are shipped to the United States through Southern California's ports. This has created an exponential growth in the logistics sector, as these imported goods are transported from Southern California's ports to the rest of the United States. Current data suggests that Southern California's logistics sector will continue to experience both sustained and rapid growth well into the future.

The logistics industry is now filling the employment needs created by the region's declining manufacturing sector. Similar to manufacturing, the logistics industry provides good-paying jobs that are well above the minimum wage for entry-level workers with limited education. The success of the logistics industry in the SCAG region is due in part to "Just-in-Time" systems used by the nation's manufactures and retailers, which makes the logistics sector one of the most capital and information-intensive industries in the region.

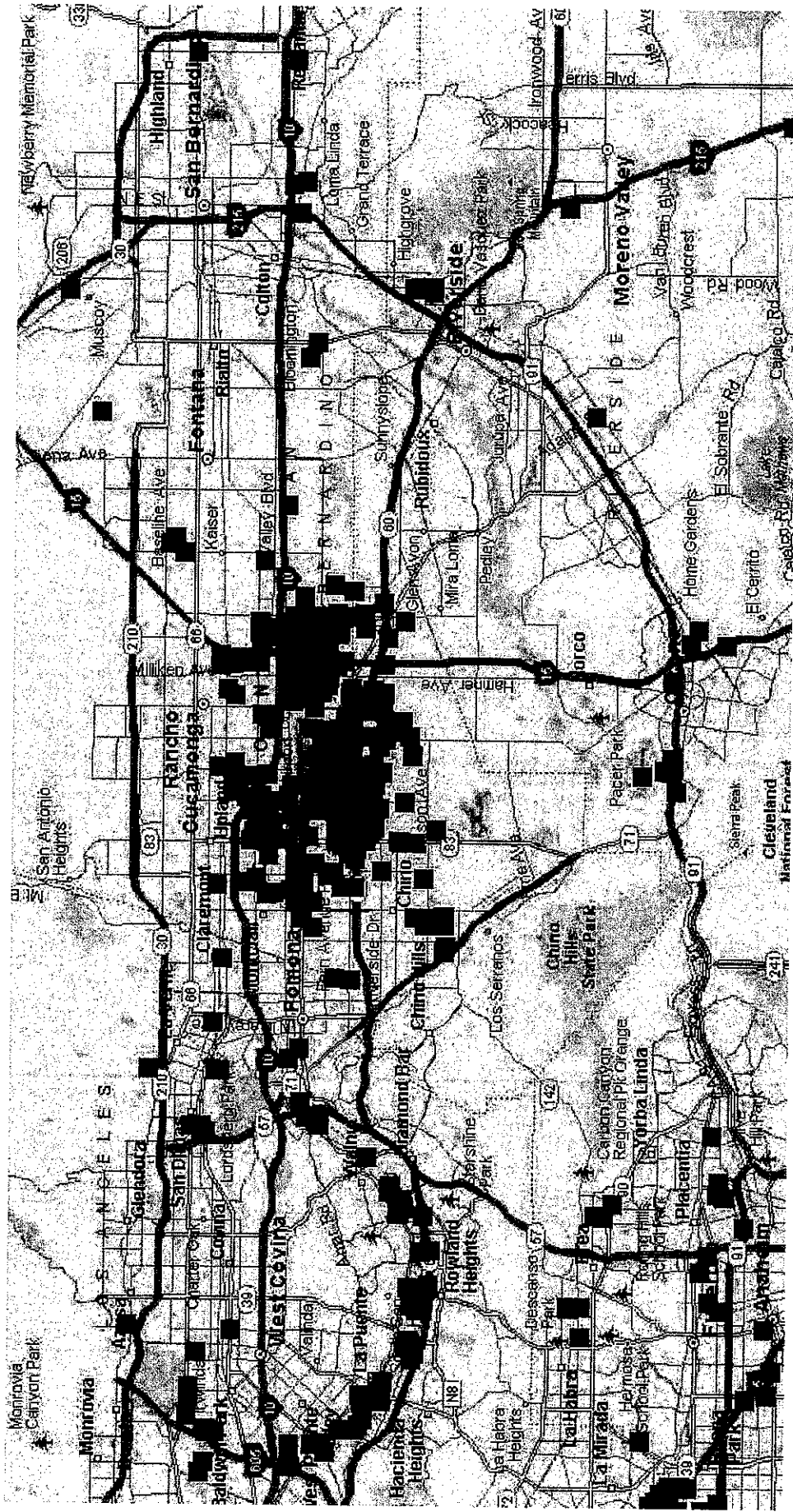
The locations of logistics centers tend to overlap with manufacturing centers as these sectors are complementary to one another. Throughout the region, warehousing, distribution, and intermodal facilities occupy more than 1.5 billion square feet of space with more than 32 million square feet currently in development. Services provided by these facilities account for 15% of the total U.S. market and 60% of the West Coast market. Exhibits 1 and 2 display the distribution of warehouses and distribution centers in the SCAG region.

EXHIBIT 1 WAREHOUSES AND DISTRIBUTION CENTERS IN THE SCAG REGION



Source: Inland Port Feasibility Study, SCAG, 2006.

EXHIBIT 2 WAREHOUSES AND DISTRIBUTION CENTERS IN THE INLAND EMPIRE



Source: Inland Port Feasibility Study, SCAG, 2006.

CROSS-BORDER TRADE ACTIVITY

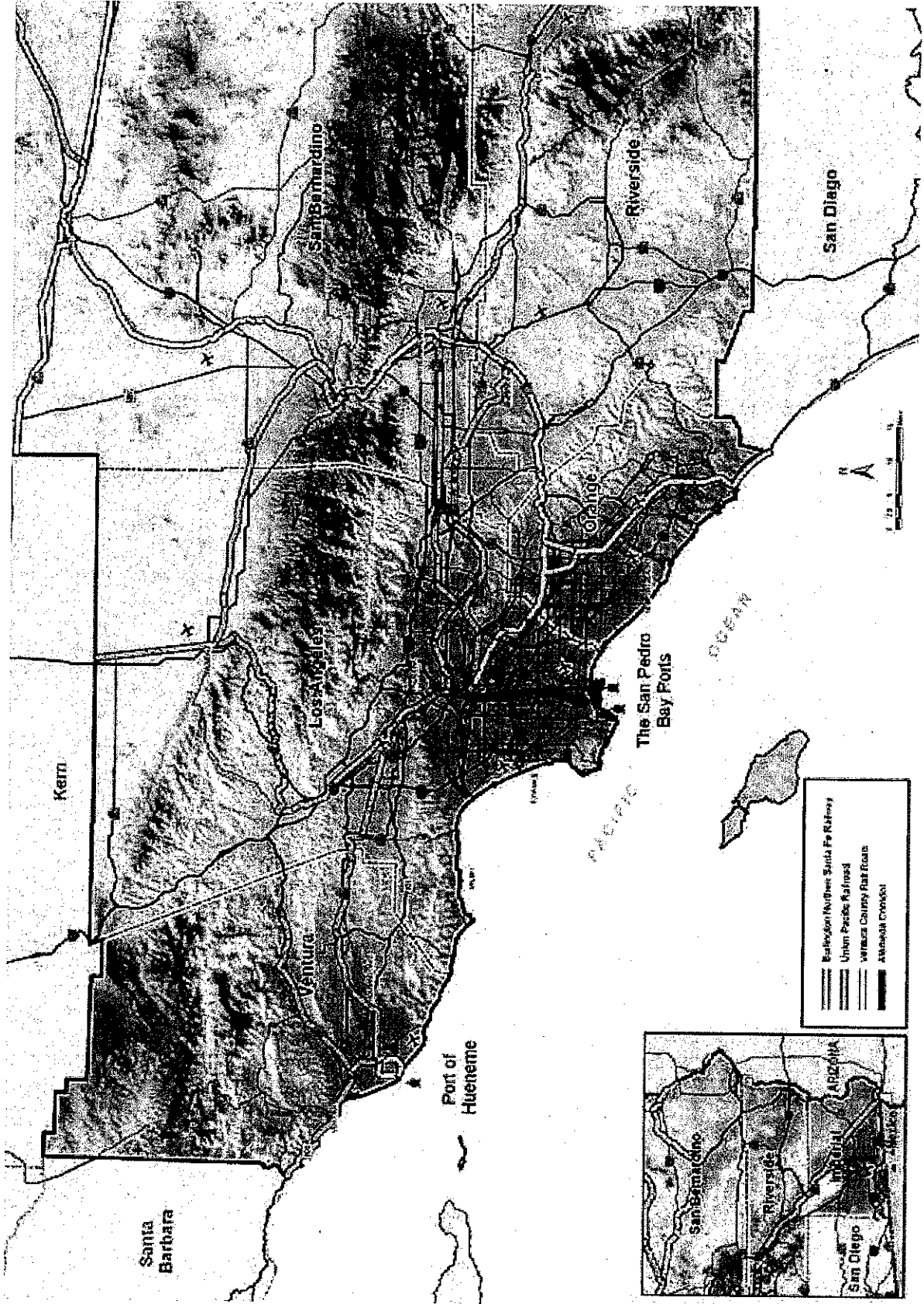
Cross-border trade activity between California and Baja California, Mexico increased significantly following the passage of NAFTA in 1993, resulting in economic benefits for both countries. In the SCAG region, there are three Ports of Entry (POEs) located in Imperial County (Calexico, Calexico East and Andrade). The total value of goods transported through these POEs increased from \$3.4 billion in 1995 to \$10.8 billion in 2005. The Calexico POE was the second busiest land crossing along the California/Baja California border with approximately 17 million people crossing northbound in 2003 and 600,000 annual truck crossings. Incoming border-crossing truck volumes through Imperial County's POEs rose from over 182,000 in 1994 to almost 322,000 in 2005, a 77% increase.

This increase in truck traffic is primarily due to the maquiladora industry, (manufacturing / assembly plant operations along the Border), which has grown over 472% since 1978. Caltrans estimates that border trade activity will continue to grow, with approximately 5.6 million border crossings expected by 2030. Railroads also contribute to border-crossing trade activity. In the SCAG region, a Union Pacific rail line connects Mexicali in Baja California to Calexico and El Centro in Imperial County. This line handles approximately 160 railcars per day, six days a week.

Existing Regional Goods Movement System

The region's major ports and airports handle an enormous amount of imported goods, mainly from Asia, as well as exports. Goods enter and exit the region via ocean carriers, railroads, trucks, and aircraft and are transported to final destinations or to local warehousing and distribution centers for sorting, consolidation, and distribution. Exhibit 3 illustrates the existing regional goods movement system. The following sections discuss each of the components in detail.

EXHIBIT 3 EXISTING REGIONAL GOODS MOVEMENT SYSTEM



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

Maritime Activity

The Ports of Los Angeles and Long Beach, also known as the San Pedro Bay (SPB) ports, constitute the nation's busiest seaport and the fifth largest container port complex in the world. In 2005, the Ports accounted for approximately 24 percent of all U.S. export container traffic and approximately 40 percent of import container traffic. The Ports handled 14.2 million twenty-foot equivalent Units (TEUs) in 2005 and 15.8 million TEUs in 2006.

Table 2 shows forecasted growth for cargo containers moving through the SPB ports through 2030. The forecasts are capacity constrained forecasts based on current development strategies at the Ports. The US Department of Transportation has noted that unconstrained demand could be as high as 60 million TEUs. The ability of the Ports to handle projected growth in containerized cargo volumes is critical to the continued health of the local, regional, state, and national economies.

TABLE 2 SAN PEDRO BAY PORTS CONTAINERIZED CARGO FORECASTS

Year	TEUs (Million)	Share of California Total
2006 (actual)	15.8	86.8%
2010	19.7	86.8%
2020	36.0	85.7%
2030	42.5	86.7%

Source: Growth of California Ports - Opportunities and Challenges, A Report to the Legislature, April 2007

The breakdown of cargo types and volumes received by both Ports is illustrated in Table 3.

TABLE 3 PORTS OF LOS ANGELES AND LONG BEACH CARGO TYPES AND VOLUMES

Cargo Types	2006 Cargo Volume (Millions of Metric Revenue Tons)		
	Port of Los Angeles	Port of Long Beach	Total (Both Ports)
General Cargo	155.3	127.2	282.5
Liquid/Bulk	22.8	33.2	56.0
Dry Bulk	3.6	9.4	13.0
Total	181.7	169.8	351.5

Sources: Port of Los Angeles 2006 Financial Statement; and Port of Long Beach 2006 Monthly Tonnage Summary Report.

Seventy percent of imported goods arriving at the Ports are intended for markets outside of the region. Despite efforts to develop alternative West Coast gateways, such as enhancing cargo handling capacity, the SPB ports are expected to remain the primary West Coast gateway to the rest of the nation well into the future.

The Port of Hueneme also plays an important role in the region's goods movement system. Located approximately 60 miles northwest of Los Angeles, the Port of Hueneme is the only deep-water harbor between Los Angeles and San Francisco. Roughly \$7.5 billion in cargo moves through the Port of Hueneme each year, which mostly includes automobiles, fresh fruit, and produce. The Port's location near the Santa Barbara channel has also made the Port one of the primary support facilities for the offshore oil industry. Port related activity contributes over \$650 million to the local economy, and supports an additional 5,000 jobs (directly and indirectly) in Ventura County.

PORT RELATED RAIL ACTIVITIES: ON-DOCK, NEAR-DOCK AND OFF-DOCK FACILITIES

More than half of the international import and export container market utilizes the region's intermodal rail system. There are two main types of international intermodal movements in Southern California, depending on cargo handling and intermodal transfer practices:

- **Direct Intermodal:** The direct loading/unloading of marine containers on/off intermodal trains, without intermediate cargo handling, and
- **Transload Intermodal:** The transfer of cargo from marine containers to domestic trailers at transload/consolidation facilities and warehouses, and includes subsequent transfer to railcars. This offers advantages by expediting the return of empty marine containers back to port terminals and enhancing the cost-effectiveness of intermodal movements since domestic trailers offer the ability to move larger shipment volumes per rail car compared to marine containers. Approximately 10% of total port container throughput is currently estimated to be transloaded and moved on the rail system.

Depending on the location of the intermodal yards relative to port terminals, intermodal logistics movements associated with port containers can be categorized into the following types:

- **On-Dock Intermodal Rail:** Loading/unloading of containers directly on/off intermodal trains on the docks. On-dock intermodal accounted for more than 24% of the SPB ports intermodal throughput in 2006.
- **Near-Dock Intermodal Rail:** Loading/unloading of containers directly on/off intermodal trains at an intermodal rail yard located near the docks. Currently, the only near-dock intermodal yard in Southern California is the Intermodal Container Transfer Facility (ICTF) owned and operated by the Union Pacific Railroad. The ICTF handled approximately 8% of the SPB ports intermodal cargo in 2006.
- **Off-Dock Intermodal Rail:** Loading/unloading of containers on/off intermodal trains at an intermodal yard located farther away from terminals than a near-dock intermodal yard. Off-dock intermodal facilities in Southern California are located in downtown Los Angeles, approximately 25 miles north of the Ports. They are operated by both BNSF and UP. Off-dock intermodal facilities handled approximately 20% of Port container cargo throughput in 2006, though this share has been declining due to increased movement of containers using on-dock rail.

- **On-dock intermodal rail** requires no truck movements on local and regional roadway systems. Remaining intermodal market movements require at least one truck trip to a near dock or off-dock intermodal facility. Compared to off-dock intermodal, on-dock and near-dock intermodal operations play a key role in minimizing port truck trips and reducing truck VMT, resulting in lower emissions and increased safety benefits to the region. The increased efficiency of intermodal yards has an impact on the overall productivity of the regional goods movement system.

As of 2005, 3.8 million TEUs, or 24 %, of intermodal cargo were handled at on-dock rail yards at the SPB ports. With planned improvements at the Ports, this number is projected to increase to 12.9 million TEUs, or approximately 30 %, by 2030. If this projected volume were handled exclusively by trucks, the increased truck traffic would cripple regional traffic flows, and adversely impact air quality. In recognition of these challenges, stakeholders are proceeding with projects to enhance intermodal facility capacity and connectivity with the SPB ports by developing several on-dock rail yard projects and working with shipping lines and terminal operators to improve efficiency. However, demand is projected to outpace capacity making near-dock rail yard expansion critical.

The SPB ports have initiated the Rail Enhancement Program (REP) for the phased development and implementation of key on-dock rail projects and key rail infrastructure projects. Projects included in the REP have been supported by industry stakeholders who believe these projects are imperative to maintain efficient operations at the SPB ports. Table 4 highlights planned on-dock and near-dock facilities in the SPB ports area, and Table 5 highlights rail infrastructure projects.

TABLE 4 PLANNED ON-DOCK RAIL YARD PROJECTS AT THE SAN PEDRO BAY PORTS

Rail Yard Project	Sponsor	Development Cost (\$ millions)
Phase I Short-term (by end of 2007)		
No Rail Yard Projects		
Phase II Near-term (by end of 2010)		
Pier A On-Dock Rail Yard Expansion to Carrack	POLB	19.6
Pier S On-Dock Rail Yard	POLB	34.3
New Near-Dock South of Sepulveda (potential)	POLA	Na
Pier G-New North Working Yard	POLB	14.1
Pier G-South Working Yard Rehabilitation	POLB	40.7
West Basin East-New ICF (Phase I)	POLA	45.4
Phase III Medium-term (by end of 2015)		
Navy mole Road Storage Rail Yard	POLB	10.0
Middle Harbor Terminal Rail Yard	POLB	68.9
Pier J On-Dock Rail Yard Reconfiguration	POLB	100.0
Pier 400 On-Dock Rail Yard Expansion (Phase I)	POLA	33.4
Pier 300 On-Dock Rail Yard Expansion	POLA	23.4
Terminal Island ICF Rail Yard Expansion	POLA	18.9
West Basin ICF Rail Yard Expansion (Phase I)	POLA	6.2
Phase IV Long-term (beyond 2015)		
Pier A On-Dock Rail Yard East of Carrack	POLB	31.4
Pier 400 On-Dock Rail Yard Expansion (Phase II)	POLA	16.3
West Basin ICF Rail Yard Expansion (Phase II)	POLA	12.5
West Basin East ICF Expansion (Phase II)	POLA	7.8
Subtotal POLA Cost (millions)		163.9
Subtotal POLB Cost (millions)		318.9
Total Potential Rail Yard Cost (millions)		482.8

Source: San Pedro Bay Port Rail Study Update, December 2006

**TABLE 5 LIST OF RAIL INFRASTRUCTURE PROJECTS
(OUTSIDE MARINE TERMINALS)**

Rail Infrastructure Project		Sponsor	Development Cost (\$ millions)
Phase I Short-term (by end of 2007)			
I.1	Closure of Edison Avenue Grade Crossing	POLB	0.3
I.2	Expanded Control Points to POLB/POLA	ACTA	4.9
I.3	Thenard Track Connection at Alameda Street/K-Pac	ACTA	4.6
Phase II Near-term (by end of 2010)			
II.2	Terminal Island Wye Track Realignment	POLB	3.6
II.4	Pier B Street Realignment	POLB	12.6
II.6	Constrain Badger Bridge Lifts	POLB/LA	1.0
II.7	Track Realignment at Ocean Boulevard/Harbor Scenic Drive	POLB	20.0
II.8	Pier F Support Yard	POLB	3.4
II.11	Double Track Access from Pier G to Pier J	POLB	1.7
II.12	West Basin Rail Access Improvements	POLA	150.0
Phase III Medium-term (by end of 2015)			
III.1	Pier B Rail Yard Expansion (Phase I)	POLB	85.4
III.2	Pier B Rail Yard Expansion (Phase II)	POLB	159.9
III.3	Grade Separation for Reeves Crossing	POLB/LA	60.0
III.4	Closure of Reeves At-grade Crossing	POLB/LA	1.0
III.6	Pier 400 Second Lead Track	POLA	7.7
III.7	Reconfiguration at CP Mole	POLB/LA	20.0
Phase IV Long-term (beyond 2015)			
IV.1	Triple Track Badger Bridge	ACTA	91.0
IV.2	Triple Track South of Thenard Jct.	ACTA	16.5
Subtotal ACTA Cost (millions)			\$117.0
Subtotal POLA Cost (millions)			\$157.7
Subtotal POLB Cost (millions)			\$286.9
Subtotal Shared POLB/LA Cost (millions)			\$82.0
Total Potential Infrastructure Cost (millions)			\$643.6

Source: San Pedro Bay Ports Rail Study Update, December 2006.

Rail

RAIL CHARACTERISTICS

Railroads have been involved in moving freight through California for over 140 years. As of 2005, 29 freight railroads operate 7,335 track miles statewide, including trackage rights. The Union Pacific Railroad (UP) operates on 3,358 miles of track, a 46% share of the State's rail network. The Burlington Northern Santa Fe Railway (BNSF) operates on 2,130 miles, a 29% share. Regional, local, and short-line carriers serve the remaining 25% of the State's track miles.

With an extensive network throughout the SCAG region, rail serves as a vital link in the goods movement supply chain. Railroads are best known for the ability to move large volumes of goods over long distances. The current system sees 5 million lifts annually, of which 64% are intermodal containers.

MAINLINE RAIL

The region has an extensive mainline rail network. BNSF operates a single mainline network in the SPB ports region, the Transcon, which runs from downtown Los Angeles to Barstow with a terminus in Chicago. UP operates multiple lines in and out of the Los Angeles basin. Typically referred to as the Alhambra and Los Angeles lines, UP operates two mainlines between downtown Los Angeles and the Colton Crossing. Along these lines, UP performs "directional running" operations, where all eastbound through-trains are routed along the Los Angeles lines and westbound through-trains along the Alhambra line. North of West Colton, UP operates the Palmdale line which parallels BNSF's Transcon line, ascending the south slope of the Cajon Pass between San Bernardino and the San Gabriel Mountains. Compared to other UP lines, the Palmdale line carries relatively little traffic. UP also runs trains on BNSF's Transcon between West Riverside and Barstow-utilizing trackage rights agreements.

A key component of the Southern California rail network is the Colton Crossing. The Colton Crossing is an at-grade railroad crossing located south of I-10

between Rancho Avenue and Mount Vernon Avenue in the City of Colton, where BNSF's San Bernardino Line crosses UP's Alhambra/Yuma Lines.

In 2000, the Colton Crossing saw on average 90 freight trains per day on the BNSF San Bernardino Line, and 31 freight trains per day on the UP line. By 2010, these numbers are projected to increase by 50%, with an average of 137 BNSF freight trains and 45 UP trains transiting the Colton Crossing on a daily basis. This high volume of trains, which is expected to further increase by an additional 46% in 2025, clearly poses serious congestion, safety, and air quality challenges for the region.

Another key component of the regional rail network is the Alameda Corridor, a 20-mile, four-lane freight rail expressway that began operations in April 2002. The corridor links the SPB ports with the transcontinental rail network near downtown Los Angeles, and is composed of a series of underpasses, overpasses, and bridges that separate freight trains from passenger trains and automobiles. Since 2002, the Alameda Corridor has improved operating efficiency, and provided safety and environmental benefits for the entire region. In 2006, an average of 55 intermodal trains per day transited the Alameda Corridor, an approximate increase of 15% since 2005.

Freight rail traffic is projected to increase due to trade growth at the Ports, and robust population growth. These trends are projected to have a significant impact on the mainline rail network described above. Table 6 illustrates actual and projected freight and passenger train volumes along some of the most utilized rail segments in the region.

TABLE 6 PASSENGER AND FREIGHT TRAIN TRAFFIC VOLUMES PER PEAK DAY BY LINE SEGMENT

Line Segment	Train Type	2000	2010	2025
BNSF Hobart - Fullerton Jct.	Freight	50.0	74.1	111.9
	Psgr	46.0	96.0	106.0
Total	Total	96.0	170.0	217.9
	Freight	50.0	74.1	111.9
	Psgr	5.0	20.0	34.0
Total	Total	55.0	94.1	145.9
	Freight	57.0	82.2	121.3
	Psgr	16.0	38.0	62.0
Total	Total	73.0	120.2	183.3
	UP Freight	35.2	49.8	72.9
	BNSF Freight	57.0	82.2	121.3
Total	Total	11.0	24.0	36.0
	Total	108.2	156.0	230.2
	BNSF Line	90.2	137.1	201.8
UP Yuma Line	31.0	44.6	64.7	
Total	Total	121.2	181.7	266.5
	UP Freight	22.2	30.9	44.5
	BNSF Freight	57.0	82.2	121.3
Total	Total	11.0	24.0	36.0
	Total	68.0	106.2	157.3
	Freight	93.7	130.0	186.7
Psgr	2.0	6.0	8.0	
Total	Total	95.7	136.0	194.7
	Freight	64.2	90.4	126.2
	Psgr	14.0	26.0	44.0
Total	Total	78.2	116.4	170.2
	Freight	42.0	59.5	87.1
	Psgr	2.0	4.0	8.0
Total	Total	44.0	63.5	95.1

Source: Inland Empire Railroad Main Line Study, SCAG, June 2005.

RAIL SYSTEM CONSTRAINTS AND ISSUES

INTERMODAL RAIL YARD CAPACITY CONSTRAINTS

The region's intermodal rail yards are reaching capacity, resulting in time delays in moving both international and domestic containers between trains and trucks. According to the 2006 San Pedro Bay Ports Rail Study Update, off-dock rail yards in Southern California, which handle direct intermodal, transload, and domestic intermodal cargo, will exceed capacity between 2010-2015, meaning all direct international intermodal demand will need to be accommodated at on-dock and near-dock intermodal yards. Assuming full on-dock rail capacity enhancements are realized at the Ports in the future, Table 7 illustrates the resulting shortfall in intermodal lift capacity if no new near-dock or off-dock intermodal yards are developed in the region. This indicates that, even when considering all planned on-dock rail capacity enhancements, total direct intermodal demand will likely exceed capacity by over 2.2 million TEUs.

TABLE 7 FORECAST PORT DIRECT INTERMODAL DEMAND AND AVAILABLE INTERMODAL LIFT CAPACITY

Direct Intermodal excludes Transload All values in millions of TEU	2005 Actual	2010	2015	2020	2030
SPB Cargo Forecast (Demand)	14.20	20.20	27.10	36.20	42.50
SPB Direct Intermodal (Demand)	5.70	8.10	10.84	14.48	17.01
POLB On-Dock Capacity	1.09	2.27	4.15	5.49	6.10
POLA On-Dock Capacity	1.84	2.79	4.33	6.25	6.84
SPB Off-Dock Capacity	1.69	0.67	0.04	0.00	0.00
SPB Near-Dock Capacity	1.08	1.40	1.84	1.84	1.84

Source: San Pedro Bay Port Rail Study Update, December 2006

RAIL NETWORK CAPACITY CONSTRAINTS

SCAG has identified rail mainline capacity constraints east of Los Angeles as a critical issue facing the region. In 2000, train delays averaged more than 30 minutes and are projected to increase by over 40% by 2010 without capacity improvements. Overall, mainline capacity constraints reduce system velocity, which results in delays of time-sensitive shipments to customers nationwide.

TABLE 8 YEAR 2000 AND 2010 TRAIN DELAYS ON EXISTING TRACKAGE

Year	Train Type	Average Delay Per Train
2000	BNSF Freight	31.9 minutes
	UP Freight	30.4 minutes
2010	BNSF Freight	206.3 minutes
	UP Freight	196.9 minutes

Source: Inland Empire Railroad Main Line Study, SCAG, June, 2005.

The Colton Crossing has been identified in several previous studies as a major rail bottleneck that slows freight movement and has delayed the implementation of additional passenger rail service in the Inland Empire. The majority of freight rail traffic moving between Southern California and the rest of the nation must transit the Colton Crossing. Increasing international trade and regional population growth led the Southern California Regional Rail Authority (SCRRA) to conduct a network rail operation analysis to identify potential bottlenecks in the vicinity of the Colton Crossing. The study confirmed the need to make capital improvements to the crossing to reduce rail congestion and operational conflicts. The Inland Empire Railroad Main Line Study also confirmed the critical need for grade-separations.

The Cajon Pass is another critical transcontinental rail segment requiring capacity improvements to ensure efficient freight movement. Steep grades and curves along the Cajon Pass pose operational challenges that significantly slow trains. Presently, approximately 90 trains per day traverse the Cajon Pass.

The Inland Empire Railroad Main Line Study projected that, by 2010, the BNSF line segment between Colton Crossing and Barstow will require a minimum

of three main tracks while the segment between San Bernardino and Barstow will require four main tracks by 2025. There is also a need for four main tracks on the UP lines between Los Angeles and Riverside/Colton.

TRUCKS

PORT RELATED TRUCKING

Given the number of truck trips generated by the Ports, port truck traffic associated with the logistics of container movements in the region must be analyzed. Depending on the geographic concentration of warehouses, distribution centers, transload facilities, and other inland facilities, some port cargo movements may be associated with high-density truck flows between origin-destination pairs including:

- Truck trips between marine terminals and near-dock/off-dock intermodal yards;
- Truck trips between marine terminals and transload/cross-dock facilities; and
- Truck trips between marine terminals and warehouse/distribution centers.

The high concentration of intermodal yards near downtown Los Angeles has resulted in significant container movements on freight corridors connecting the Ports and these facilities. However, due to the scattered nature of logistics and manufacturing facilities in the region, container movements on freight corridors between marine terminals and logistics and manufacturing facilities may not be as significant as movements between marine terminals and intermodal yards. But logistics and manufacturing facilities may generate secondary truck trips that create significant truck demand along many of the region's freight corridors.

Most port truck cargo movements associated with intermodal yards, transload facilities, and warehouses are primarily related to import containers from the SPB ports. However, there are significant empty container truck movements

between these facilities and the Ports that generate high-density port truck movements. Examples include empty container return truck trips from trans-load facilities and warehouses to the port terminals, and truck trips associated with empty container repositioning from off-dock intermodal yards to port terminals.

The magnitude and distribution of port-related truck traffic in the region warrants careful consideration of the feasibility of dedicated lanes for clean technology trucks to address future growth in port truck traffic volumes. A major factor in determining the feasibility of such facilities is whether high-density truck traffic exists between major origin-destination pairs. Consequently, in examining the feasibility of such facilities on certain corridors between the Ports and inland facilities, key issues pertaining to truck traffic flows and patterns must be understood. These include:

- Total truck traffic demand along the corridors between the Ports and inland facilities;
- Origin-destination (O-D) patterns of truck trips along these corridors; and
- Major generators of truck traffic demand along these corridors.

Table 9 shows the shares of port truck trips along I-710 and SR-60. For other major freight corridors in the region, please refer to Appendix A.

TABLE 9 TOTAL AND PORT TRUCK TRAFFIC ALONG I-710 AND SR-60, 2003

Highways	Segments	Total Daily Vehicle Volume	Total Daily Truck Volume	Daily Port Truck Volume	Total Trucks as % of Total Vehicle Volume	Port Trucks as % of Total Truck Volume
I-710	I-105 to I-10	324,000	15,900	2,485	4.9%	15.6%
	PCH to Willow	146,000	25,400	23,900	17.4%	94.1%
	Willow to I-405	161,000	27,100	23,235	16.8%	85.7%
	I-405 to SR-91	186,000	31,400	20,045	16.9%	63.8%
	SR-91 to I-105	227,000	38,300	15,315	16.9%	40.0%
	I-105 to I-5	237,000	34,600	11,685	14.6%	33.8%
	I-5 to SR-60	199,000	24,200	1,025	12.2%	4.2%
	SR-60 to I-10	132,000	11,300	845	8.6%	7.5%
	SR-57 to I-605	265,000	23,200	1,560	8.8%	6.7%
	SR-60					

Source: "Baseline Transportation Study", Port of Los Angeles, 2004; Caltrans Truck Volumes 2004 (Year 2003 data).

As illustrated in Table 9, I-710 has a larger share of port-related trucks than SR-60. Port-related truck traffic and its share of total truck volume along I-710 are more highly concentrated along segments closer to the Ports. This indicates that a large number of port truck access facilities exist along I-710.

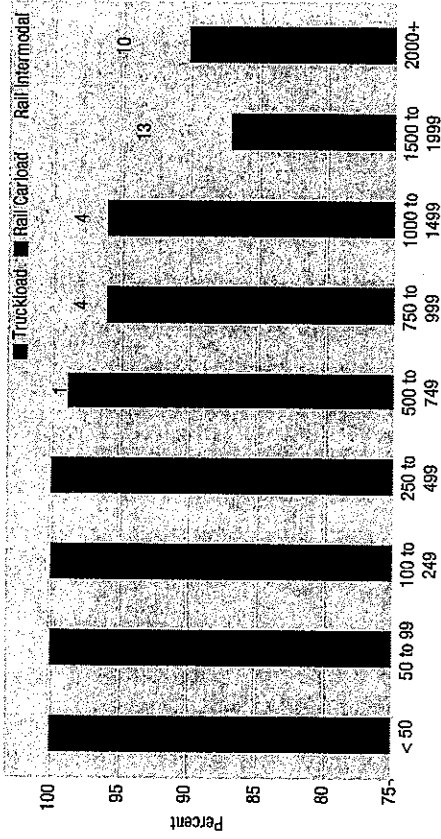
The I-710 major corridor study analyzed growth in truck traffic along I-710 based on expected growth in port container volumes. The study projected total heavy-duty truck traffic to more than double on the I-710 by 2025, with truck shares reaching up to 35% of total traffic volumes along high volume segments compared to the current shares of between 14% - 19%. Considering

the magnitude and distribution patterns of port truck trips along I-710, forecasts indicate that demand would be favorable to the implementation of dedicated lanes for clean technology trucks on I-710. Future near-dock intermodal yard capacity expansions associated with the expansion of the ICTF and the development of the Southern California International Gateway (SCIG), which is privately funded by BNSE, may also play a key role in addressing the growth of high-density truck traffic.

LOCAL TRUCKS

The vast majority of imports through the SPB ports are retail goods. SCAG's Port and Modal Elasticity study calculated local container volume based on local purchasing power associated with retail sales. According to the study, 23% of traffic generated by the SPB ports is local traffic, meaning goods either originate or are ultimately consumed in the region which is defined as Southern California, Southern Nevada, Arizona, and New Mexico. In 2005, local consumption of the total import trade value of \$256 billion was \$58.8 billion. With over 75% of truck tonnage in the region moving less than 50 miles, the effect on local truck traffic is dramatic. The modal shares and lengths of haul by rail and truck are shown in Figure 1.

FIGURE 1 MODAL SHARES AND LENGTH OF HAUL



Source: Goods Movement Truck and Rail Study Executive Summary, SCAG, 2003.

SCAG's Travel Demand Model suggests that regional daily truck VMT will increase from 29.0 million in 2003 to 50.4 by 2035, an 82.7% increase. Daily delay will also increase as shown in Table 10.

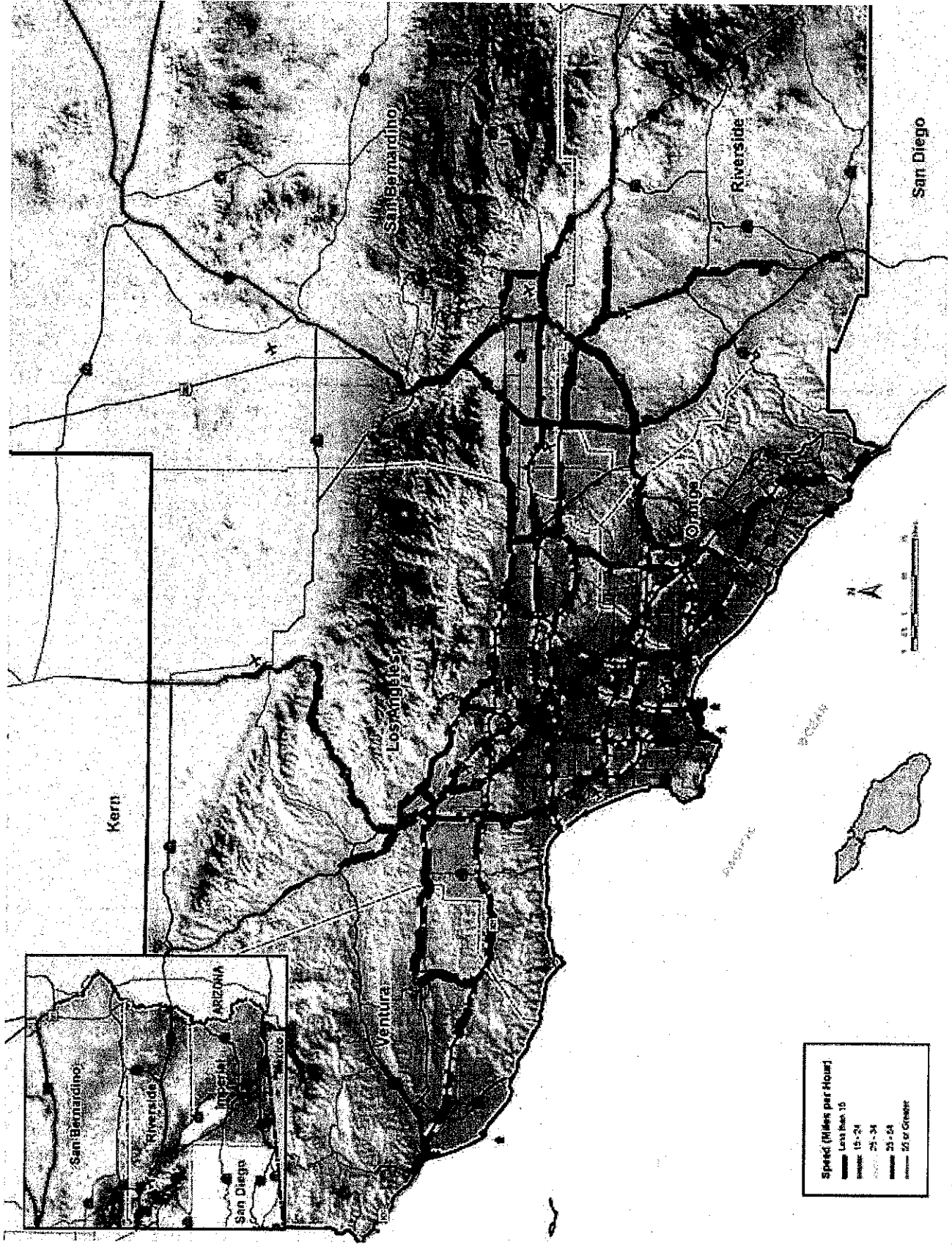
TABLE 10 PROJECTED DAILY DELAY IN THE REGION

	Daily Delay (Hours)		
	2003 Base Year	2035 Baseline	2035 Plan
Autos	3,711,266	7,545,518	6,155,229
Trucks	192,555	592,733	466,598

Source: Travel Demand Model Output, SCAG, 2007.

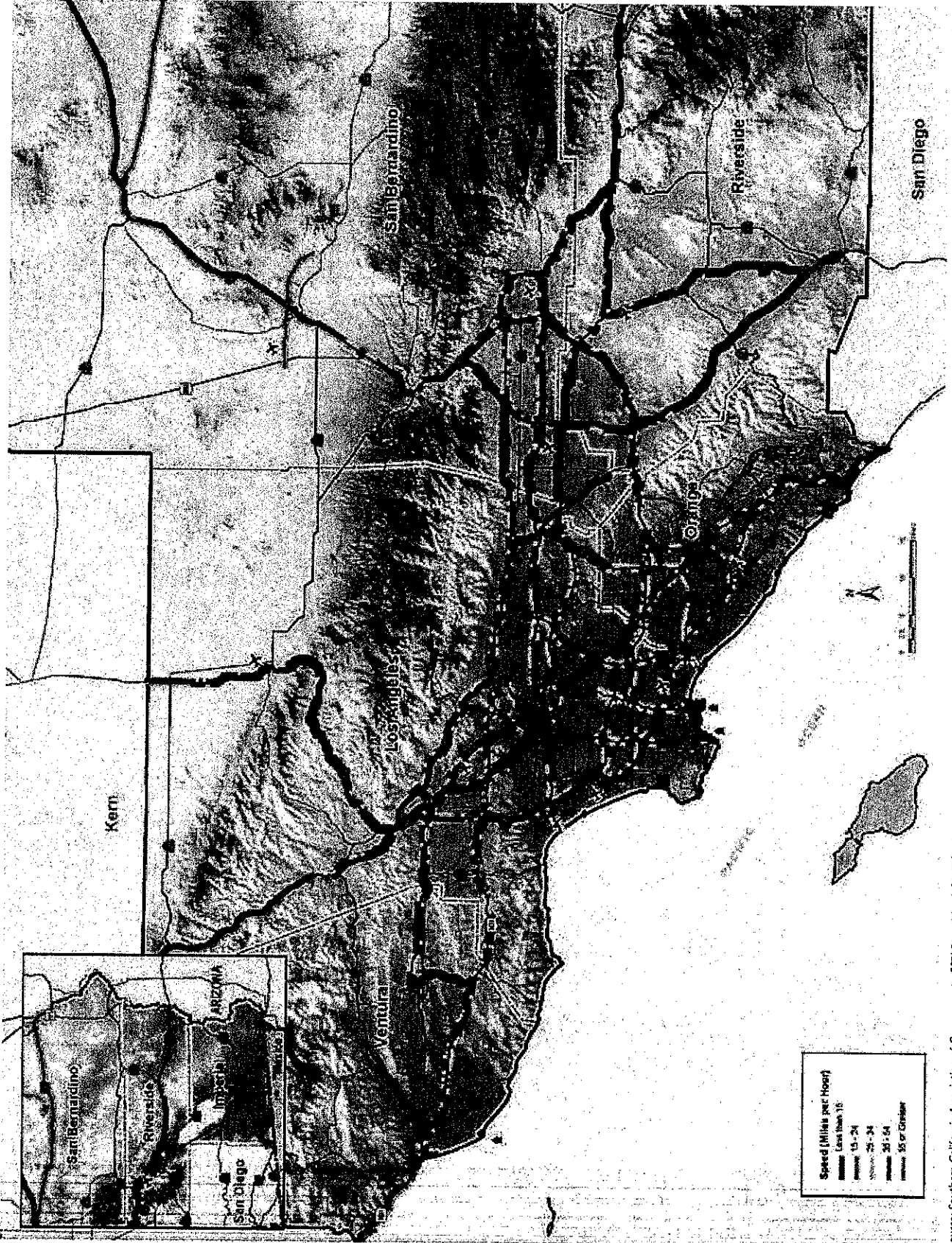
This increase in regional VMT will reduce average freeway speeds from 51 mph in 2005 to approximately 37.5 mph in 2035. The average speed on the regional freeway system for 2003, the 2035 Baseline, and the 2035 Plan are illustrated in Exhibits 4, 5, and 6. Delays caused by congestion could increase the cost of transporting goods by as much as 50%-250%.

EXHIBIT 4 BASE YEAR 2003 FREEWAY SPEED | PM PEAK



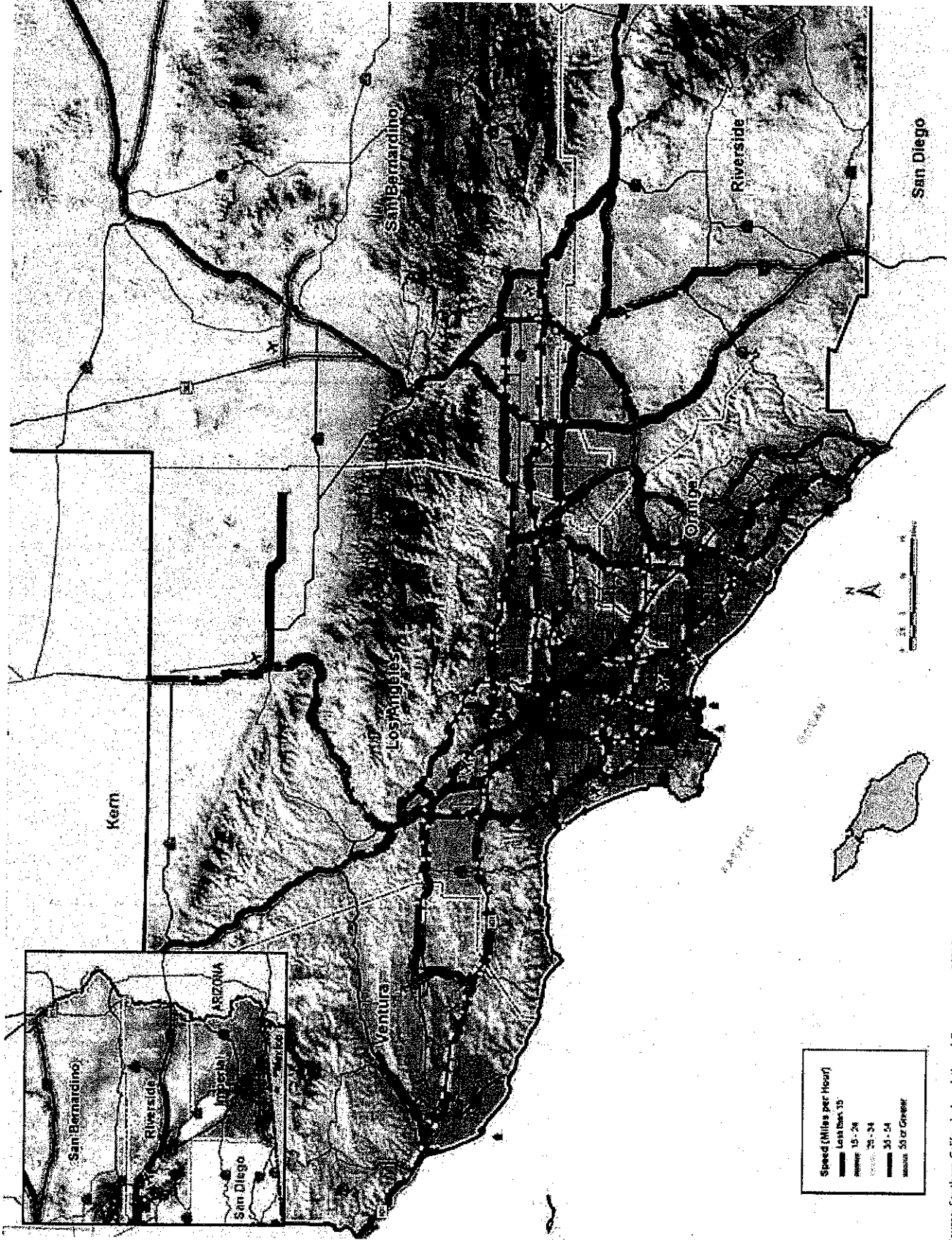
Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 5 BASELINE 2035 FREEWAY SPEED 1 PM PEAK



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 6 PLAN 2035 FREEWAY SPEED | PM PEAK



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

Environmental Impacts

Mitigating the community and environmental impacts of goods movement is critical to the region. Perhaps the most visible and pressing environmental impacts are the increasing volumes of criteria air pollutant emissions surrounding the Ports and major freight corridors. While trade activities in the SCAG region are key contributors to the economy, air pollution from these activities poses serious health hazards to the region, especially for communities located near the Ports and trade corridors. The California Air Resource Board (CARB) has identified particulate matter (PM) as a toxic air contaminant linked to increased health risks. Table 11 lists CARB's assessment of PM2.5 health effects on residents of the Southern California Air Basin. Table 10 chronicles other goods movement related pollutants and their health effects.

TABLE 11 CARB ASSESSMENT OF PM HEALTH EFFECTS ON SOUTHERN CALIFORNIA AIR BASIN RESIDENTS

Health Effect	Cases Per Year
Premature Deaths	5,400
Hospitalizations	2,400
Asthma & Lower Respiratory Symptoms	140,000
Lost Work Days	980,000
Minor Restricted Activity Days	5,000,000

Source: California Air Resources Board

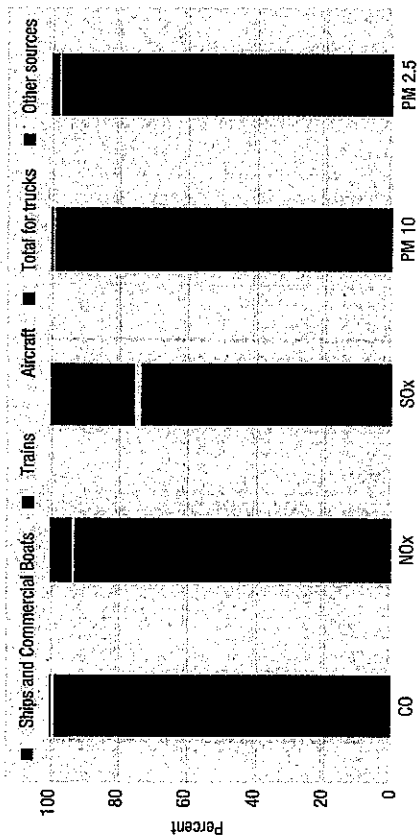
TABLE 12 OTHER GOODS MOVEMENT RELATED POLLUTANTS AND THEIR HEALTH EFFECTS

Pollutant	Health Effects
Ozone (O ₃)	Breathing Difficulties, Lung Tissue Damage
Nitrogen Dioxide (NO ₂)	Lung Irritation and Damage
Sulfur Dioxide (SO ₂)	Increases in Lung Disease and Breathing Problems for Asthmatics
Respirable Particulate Matter (PM ₁₀)	Increased Respiratory Disease; Lung Damage; Cancer; Premature Death
Carbon Monoxide (CO)	Chest Pain in Heart Patients, Headaches, Reduced Mental Alertness

Source: California Air Resources Board

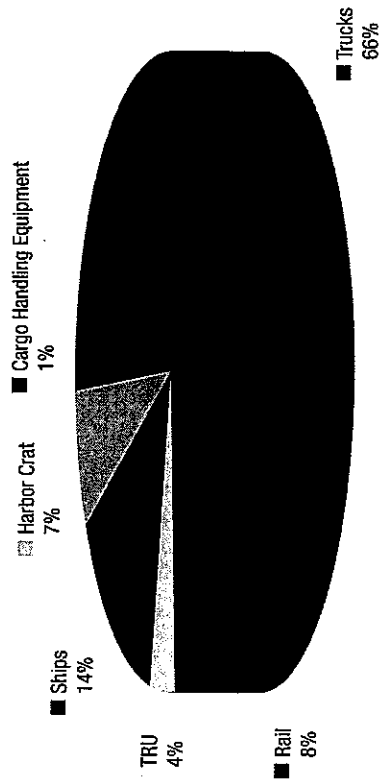
Port-related sources, which were approximately 25% of regional diesel PM emissions in 2002, are projected to increase to 50% of regional PM emissions in 2020. The CARB assessment of PM2.5 health effects indicates that the South Coast Air Basin suffers disproportionate exposure to pollutants relative to other parts of California and the rest of nation. Residents of the South Coast Air Basin are exposed to PM2.5 levels that are 82% higher than the exposure of residents statewide and 52% higher than national exposure. As shown in Figure 2, goods movement related sources contribute substantially to the region's total emissions of Nitrogen Oxides (NOX), Sulfur Oxides (SOX), PM10, PM2.5, and Carbon Monoxide (CO). Figure 3 shows statewide emissions of diesel particulate matter by goods movement sources. Air pollution is just one of many goods movement related environmental impacts identified. Other impacts include noise, vibration, aesthetic, safety, and natural resource depletion.

FIGURE 2 2008 ESTIMATED ANNUAL AVERAGE EMISSIONS IN THE SOUTH COAST AIR BASIN



Source: 2007 Air Quality Management Plan, SCAQMD

FIGURE 3 STATEWIDE EMISSIONS OF DIESEL PARTICULATE MATTER BY GOODS MOVEMENT SOURCE, 2001



Source: Emission Reduction Plan for Ports and Goods Movement in California, California EPA and California Air Resources Board (ARB), March, 2006

Safety and Security Concerns

With the growth in trade volume, accidents involving trucks and trains are expected to increase, without needed safety improvements. Accident data collected on the I-710 between 2002 and 2004 identified an average of five accidents per day between Ocean Boulevard and SR-60 on the I-710. These data also suggest that highest incident locations were primarily tied to three factors: 1) design deficiencies, 2) high traffic volumes, and 3) the mix between autos and trucks. Accidents on truck-intensive facilities are particularly problematic due to their increased severity relative to auto-exclusive accidents.

Truck-related accidents also have a significant safety impact on other modes in the transportation system. According to an FHWA report, 78 % of victims in truck-related fatalities are drivers of other vehicles and 8% are pedestrians. For a detailed discussion on truck collisions, please refer to Appendix B.

Growth in rail service also increases the potential for automobile / train interactions and rail-related fatalities at grade crossings. These emerging concerns point to the need for the region to research and implement appropriate mitigation strategies including grade separations and other grade crossing improvements.

The SCAG region is vulnerable to many types of safety and security challenges including catastrophic events, which could significantly disrupt the regional goods movement system. These challenges include earthquakes, floods, fires, hazardous material incidents, transportation accidents, and human-caused incidents such as acts of terrorism. To ensure the safety and security of residents, as well as regional economic activities, SCAG is coordinating and collaborating with various stakeholders to improve transportation security. To date, these stakeholders have developed a number of efforts and strategies to prepare for unforeseen events. Some of these efforts and strategies include:

- Identification of the operation and maintenance needs of the interstate and state highway system within the SCAG region, including the Strategic Highway Network;

- A Border Master Plan developed by California Department of Transportation (Caltrans) to ensure border security;
- A comprehensive risk analysis and security plan for the regional railroad system developed by the Railroad Security Task Force;
- Integration of security into the regional ITS architecture; and
- Collaboration of federal agencies and local law enforcement agencies to ensure safety and security at the Ports.

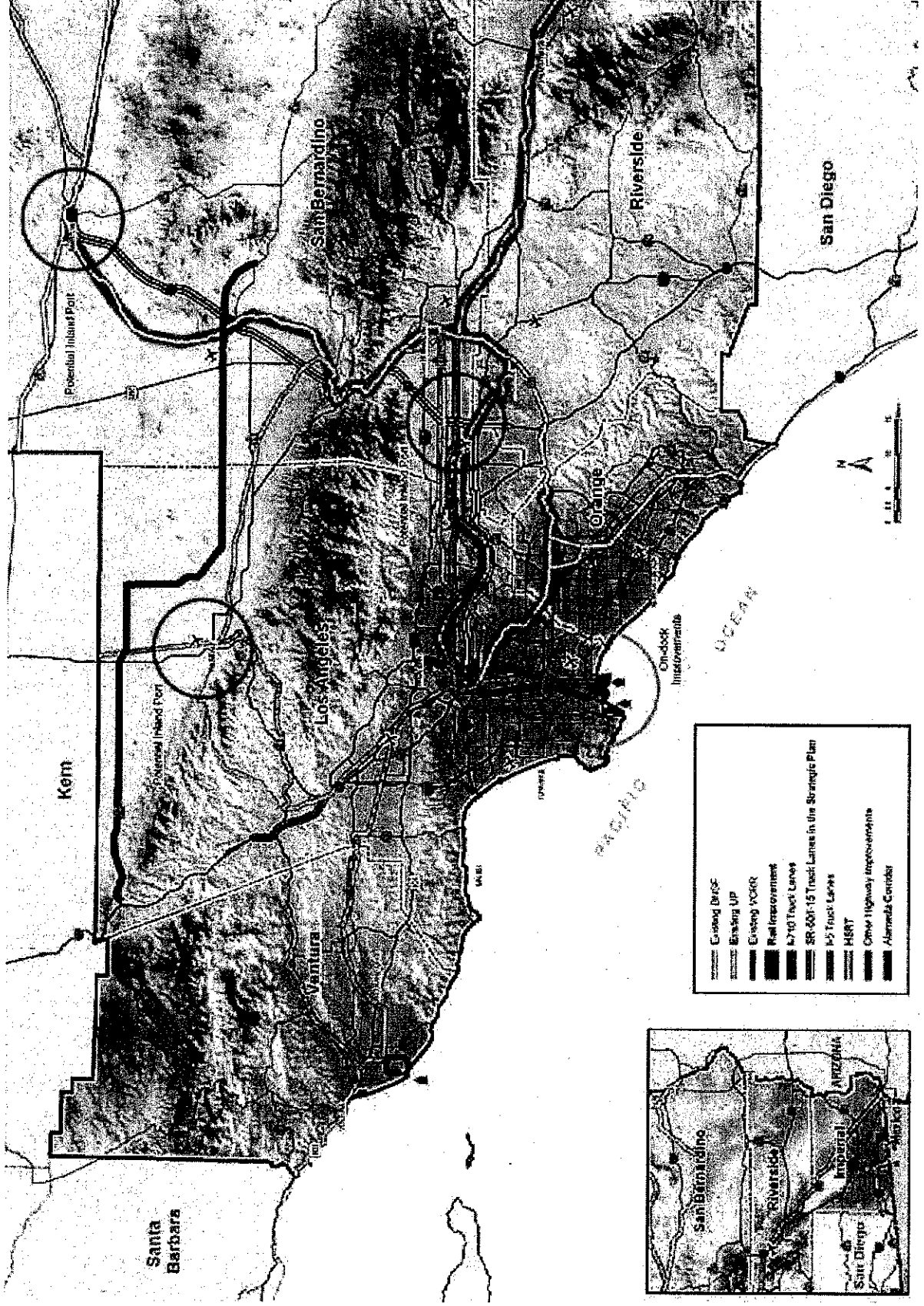
The primary agencies with responsibility for port security at the federal level include the Department of Homeland Security, United States Coast Guard, the Bureau of Customs and Border Protection (CBP), Transportation Security Administration (TSA), and the United States Maritime Administration (MARAD).

Within the port facilities themselves, security is maintained by a combination of agencies, including the U.S. Coast Guard, Customs and Border Protection, Los Angeles Port Police at the Port of Los Angeles, and the Long Beach Police Department at the Port of Long Beach who coordinate to ensure the security of the port. While all of these agencies have the authority to access all areas of the port, maintaining security inside the individual port terminals is the responsibility of the terminal operators, who are required to comply with the Maritime Transportation Security Act of 2002. This act requires terminal facilities to establish restricted areas, security patrols, access control measures, personnel identification procedures, and develop plans to address identified vulnerabilities.

In addition, the Ports of Los Angeles and Long Beach partner and coordinate their security planning with other local law enforcement agencies, such as the Los Angeles Police Department, Los Angeles County Sheriff's Department, and California Highway Patrol.

For detailed information on transportation safety and security, please see the Safety and Security reports.

EXHIBIT 7 2035 PLANNED GOODS MOVEMENT SYSTEM



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

SCAG's Regional Strategies

Exhibit 7 illustrates planned goods movement system.

REGIONAL TRUCK STRATEGIES

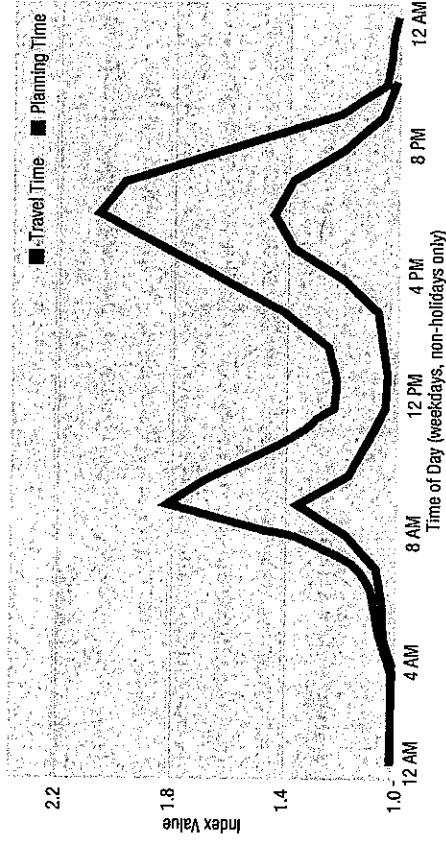
While a variety of modes of transportation are used for the movement of goods, on-road trucks perform the majority of goods movement activities in the SCAG region. Trucks utilizing the current system of local arterial streets, state highways, and interstate freeways carry approximately 80% of the total value of U.S. freight shipments. Approximately 75% of all port related freight movements are made by truck for at least one trip segment. Consequently, trucks have contributed to rising concerns about traffic congestion and public health impacts. Trucks consume upwards of 40% of total highway capacity while representing only 15% of the total number of vehicles. Forecasted growth in freight traffic has placed a greater emphasis on the need for regional efforts in addressing road congestion, air quality, and infrastructure capacity.

DEDICATED LANES FOR CLEAN TECHNOLOGY TRUCKS

Truck-related delay impacts the efficiency of goods movement in the region and ultimately increases prices paid by consumers for goods and services. Additionally, the unreliability of the highway system also increases costs of transportation as shippers build buffer times into their estimated travel times to account for the possibility of severe traffic in the region. Estimated buffer times in Southern California are twice as long as average nationwide delay for the trucking industry.

Figure 4 illustrates the variances of buffer times throughout the day in Southern California. Free-flow traffic is assigned a value of 1. For example, if the travel time index is roughly 1.3, travel time is roughly 30 % higher than free flow time. Given necessary buffer times, significant costs are incurred by trucking companies in Southern California to provide on-time service to their customers.

FIGURE 4 AVERAGE TRAVEL TIME AND BUFFER TIME VARIATIONS IN SOUTHERN CALIFORNIA



Source: SCAG

SCAG has been exploring dedicated lanes for clean technology trucks and refining the concept of user-supported, dedicated truck facilities to improve the flow of goods within the region. Operationally, these facilities would be aligned to focus on connecting freight-intensive locations such as the Ports, warehousing/distribution center locations, and manufacturing locations. Dedicated lanes would have less ingress/egress points than typical urban freeways and would be physically separated from mixed flow traffic to smooth the flow of trucks on these facilities. A network of dedicated lanes for clean technology trucks would be most advantageous for trucks that are traveling long distances and those traveling between freight-intensive locations. The corridors under consideration for such enhancements are I-710, an east-west corridor parallel to SR-60/I-10/I-210, and I-15.

Such facilities have the potential to relieve many negative truck impacts in the region, including recurrent delay, pavement deterioration, safety, emissions, and reliability. For instance, trucks are responsible for significant roadway damage including pavement deterioration. On average, one fully loaded, 80,000-pound truck causes as much pavement wear as 10,000 automobiles. By separating trucks onto designated truck lanes, pavement dam-

age and maintenance costs could be significantly reduced on the mainline freeway system. Though dedicated truck lanes may generate intensive truck use requiring expensive design and maintenance, the net result would likely be a significant reduction in total maintenance costs for the overall freeway network.

The development of such facilities would also have the potential to significantly improve the regional roadway system by addressing current system deficiencies such as:

- On/off ramps proximity to interchanges;
- Low speed/capacity connections (loop ramps);
- Missing interchanges from major freeway connections;
- Close proximity of merging ramps to interchanges;
- Non-standard weaving distances;
- Narrow or Non-Existent Shoulders; and
- Narrow Lane Widths

Despite high capital costs and the need for further analyses on environmental impacts and equity issues, the magnitude of truck volumes on regional freight corridors requires urgent mitigation. Dedicated lanes for clean trucks along I-710 could address numerous adverse impacts associated with existing truck volumes, ensuring reliable system operation and reducing adverse environmental impacts. SCAG recommends including dedicated lanes for clean trucks on I-710, creating two lanes in each direction along existing alignments extending from the Ports to SR-60. This represents an investment of over \$5 billion in nominal dollars. At the same time, SCAG recognizes the need for a comprehensive system that addresses regional truck-related issues, and considers the I-710 portion the first segment of a comprehensive regional system. Other corridors, such as an east-west corridor parallel to SR-60/I-10/I-210, and I-15, which complement the comprehensive system, are in the Strategic Plan for further analyses.

TRUCK CLIMBING LANES

Truck climbing lanes are additional lanes located outside mixed-flow lanes, which permit slower-moving trucks to operate at their own pace. This enables other vehicles to move at a faster pace, thereby reducing congestion. These lanes are typically placed where slow-moving trucks would cause an obstruction to other vehicles, such as hillsides or other areas with significant grade increases. Inclusion of these lanes would add capacity to existing roadways and help reduce truck emissions by reducing delay. However, this strategy is limited to areas with significant grade increases and may only have minimum benefits on the regional transportation system. Corridors identified suitable for truck climbing lanes are I-5, I-10, I-15, I-215, SR-57 and SR-60.

HIGH DESERT CORRIDOR

In an effort to avoid the congested metropolitan area, many trucks traverse SR-138, the east-west corridor linking the Antelope and Victor Valleys. However, SR-138 currently lacks adequate infrastructure to handle heavy truck volumes. The proposed High Desert Corridor between I-15 and I-5 will accommodate an expected three- to six-fold increase in traffic, providing a new level of accessibility and carry trucks and other through traffic safely around existing communities.

TRUCK EMISSION CONTROL STRATEGIES

Heavy-duty trucks are usually powered by diesel, which contributes to regional NOX and PM emissions. New EPA emission standards taking effect in 2007 and 2010 will require strict emission reductions in both NOX and PM. Truck emission reduction strategies are listed below. While these strategies do not address congestion or capacity issues, they do provide support for the mitigation of freight emissions.

- **Truck Replacement:** This strategy assumes that truck owners replace older model trucks with newer trucks, with proof of disposal to prohibit resale within the SCAG region.

- **Engine Repowering:** This strategy is generally feasible for pre-1994 trucks and can be obtained at lower capital costs than replacing the entire truck. This strategy replaces older diesel truck engines with cleaner diesel or alternative fuel engines. Similar to the truck replacement strategy, proof of disposal is required to ensure that the engine is not resold into the region.

- **Exhaust Treatment Device Retrofit:** Diesel particulate filters (DPFs), flow-through filters (FTFs), and diesel oxidation catalysts (DOCs) are easily retrofitted to existing trucks with only minor modifications to the existing system. While CARB has not certified emission reduction amounts, DPFs, FTFs and DOCs are expected to reduce PM emissions by at least 50% and 25% respectively.

- **Alternative Fuels:** There are a variety of alternative fuels that can reduce truck emissions such as emulsified diesel, bio-diesel, natural gas, propane, and new hybrid-electric technologies.

Due to the costs associated with truck emission control strategies, monetary incentives may be necessary for implementation purposes. Various agencies are finalizing their incentive programs to support similar truck emission reduction programs. These incentive programs include:

- The Clean Air Action Plan – Technology Advancement Program by the SPB ports;
- The Port of Los Angeles’ Port Air Quality Mitigation Incentive (PAQMIP); and
- The Carl Moyer Program by South Coast air Quality management District (SCAQMD).

REGIONAL RAIL STRATEGIES

Given its superior connections to inland locations, freight rail is key to the region’s economy. Over the next 25 years, at least half of the containers coming through the Ports will be transported via rail. Table 13 illustrates this growth. Over the same period, commuter rail needs will also double. To address these

issues, SCAG is proposing rail system capacity enhancements, rail grade separations, and alternative strategies to reduce rail emissions.

TABLE 13 SAN PEDRO BAY PORTS CARGO GROWTH FORECASTS* (TEUS IN MILLIONS)

	2005 (Actual)	2010	2015	2020	2030
Total Port Container Throughput	14.2	20.3	27.1	36.2	42.5
Regional Truck Demand	6.8	9.7	13.0	17.4	20.4
Long Haul Truck Demand	0.1	0.2	0.3	0.4	0.4
Total Rail Demand**	7.2	10.3	13.8	18.5	21.7

Rail Share of Total Throughput 50.7% 50.7% 50.9% 51.1% 51.1%
 * Total San Pedro Bay projections are based on Mercer Management forecast as adjusted by Port of Los Angeles and Port of Long Beach

** Includes transload to rail

Source: The San Pedro Bay Ports

RAIL MAINLINE CAPACITY IMPROVEMENTS

As a system, rail transports goods more efficiently, and emits three times less pollutants than trucks. While the current system manages both passenger rail and freight rail, current projections indicate severe system shortfalls in near the future. To ensure sound operations, existing system infrastructure must be expanded and grade separations at critical crossings must be completed. Exhibit 8 identifies planned projects for regional rail capacity enhancements. Critical mainline track capacity improvements in the region are associated with UP and BNSF lines. BNSF’s Transcon track capacity improvements include:

- Additional 3rd and 4th mainline tracks between Hobart/Commerce and Fullerton;
- Additional 3rd mainline tracks for Fullerton - Placentia, Placentia - Yorba Linda, Prado Dam - Riverside, and Highgrove - M.P. 2.9 segments; and
- Additional 4th mainline track between Riverside and Colton.

UP's mainline capacity improvements include:

- Additional 2nd main track for West Riverside - Riverside, Riverside - Pedley, and Bon view - Ontario segments; and
- Additional 2nd main track for Pomona - Montclair, and Alhambra - Walnut.

Colton Crossing is also a highly important capacity enhancement project which involves both BNSF and UP lines. Improvements would provide significant public and private sector benefits to the region including:

- Improved operational efficiency resulting from increased speed through the crossing;
- Increased rail network capacity resulting in increased train throughput;
- Economic benefits resulting from increased employment associated with increased throughput through the crossing;
- Environmental benefits due to emissions reductions resulting from elimination of train idling, and enhanced train speeds through the crossing; and
- Environmental benefits associated with commuter VMT reduction resulting from increased commuter rail service.

RAIL GRADE SEPARATIONS

Vehicle delay at grade crossings is expected to triple between 2000 and 2025. Allowing two intersecting axes of traffic to move concurrently, grade crossings eliminate vehicle delay and decrease associated emissions by reducing vehicle idling times. This also means that longer trains may be formed, thus increasing operating efficiencies by permitting the transport of larger volumes of goods per trip.

The projected growth in freight and passenger train volumes make it critical to separate grade crossings in order to ensure an efficient goods movement system, to reduce traffic congestion and delays, and to meet regional air qual-

ity conformity requirements. Grade separations also address other rail crossing related concerns such as noise and safety.

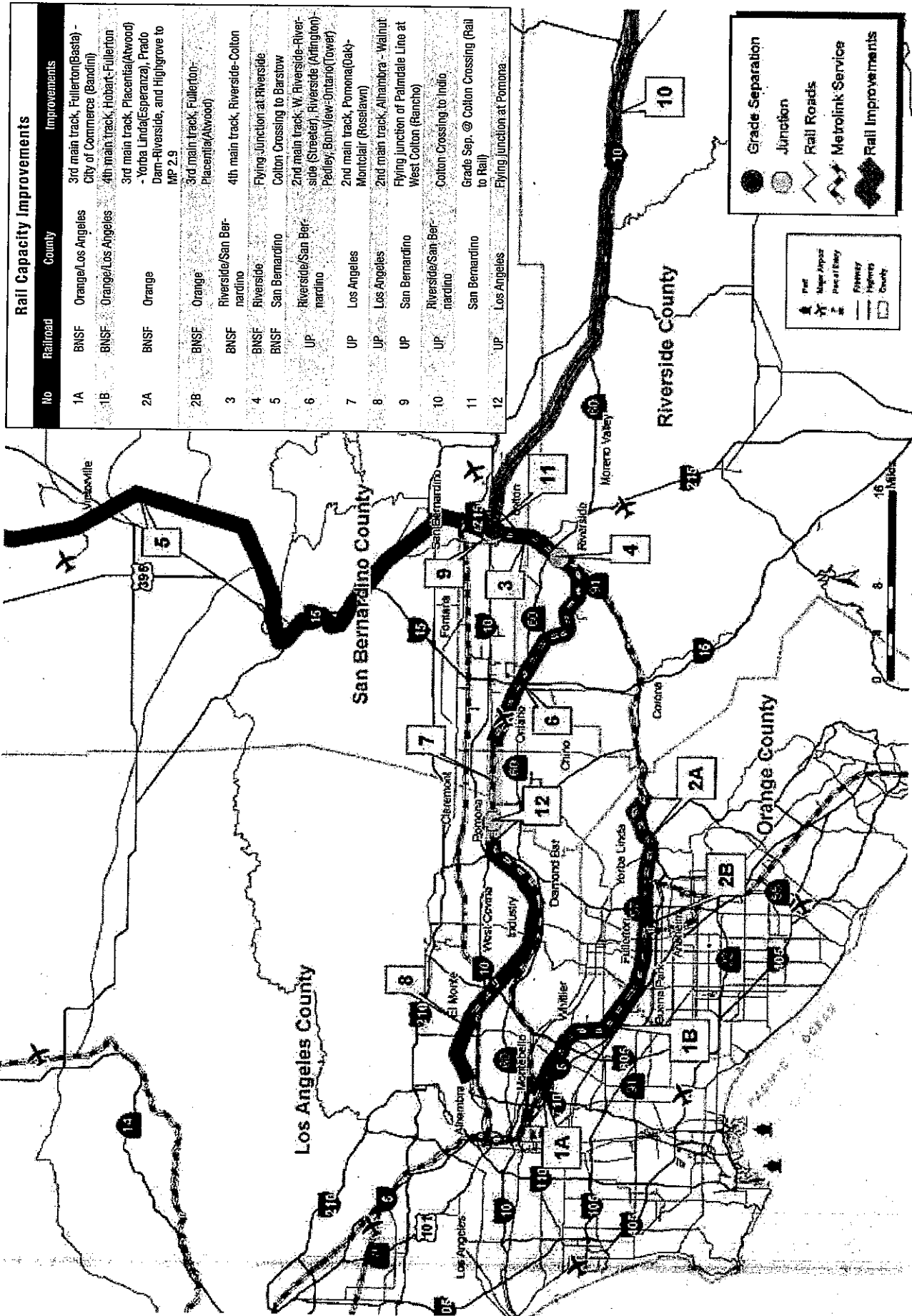
Throughout the SCAG region, 131 grade crossings requiring grade separations were identified by the Alameda Corridor-East Trade Corridor Plan. These grade separation projects would cost an estimated \$5.99 billion to implement.

Exhibits 9, 10, 11, and 12 show proposed grade separation projects planned in the region by county.

LOCOMOTIVE ENGINE UPGRADES

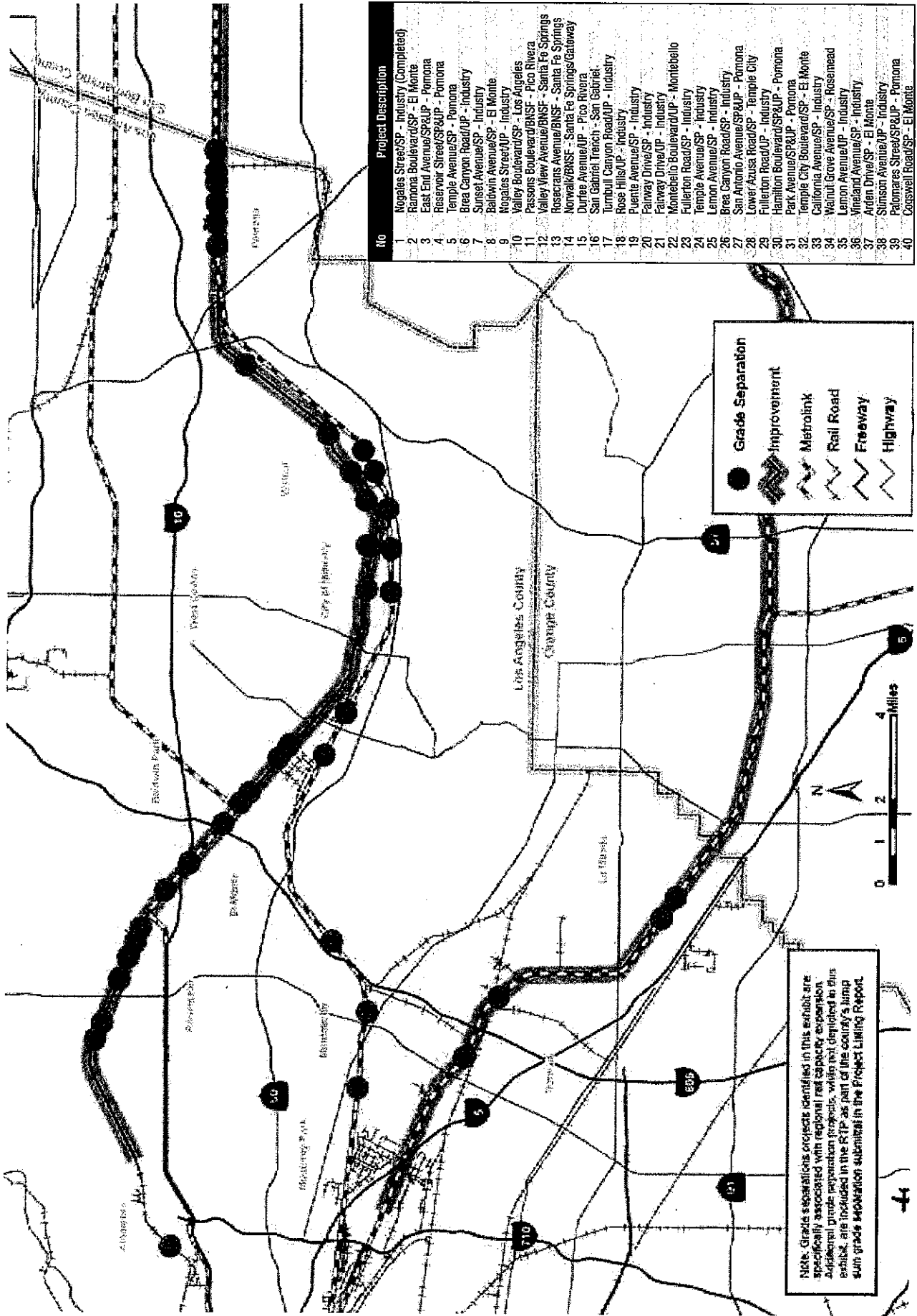
Upgrading locomotives to cleaner engines is another strategy to reduce diesel emissions. In March 2007, the EPA proposed new Tier 3 and Tier 4 engine standards to reduce emissions from diesel locomotives. Tier 3 standards are near-term engine-out emission reduction standards for PM and NOX. Tier 4 standards are longer-term standards for newly-built engines. These standards will be phased in over time, and would be based on the application of high-efficiency catalytic aftertreatment technologies which would be enabled by the availability of ultra low sulfur diesel fuel. Tier 3 engines are expected to be available in 2009, and Tier 4 engines are expected to be available in 2015. While these technologies may reduce emissions significantly, Tier 3 engines will not reduce emissions by the amount required to meet the EPA's attainment deadline for PM2.5, and Tier 4 engines will not be available to meet the 2014 deadline. However, these strategies can be implemented at substantially lower capital costs than other alternatives such as system electrification. SCAG is exploring methods to accelerate implementation of this strategy through measures such as financial incentives to engine manufacturers and railroads.

EXHIBIT 8 PLANNED PROJECTS FOR REGIONAL RAIL CAPACITY ENHANCEMENT



Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 9 GRADE SEPARATION PROJECTS IN LOS ANGELES COUNTY

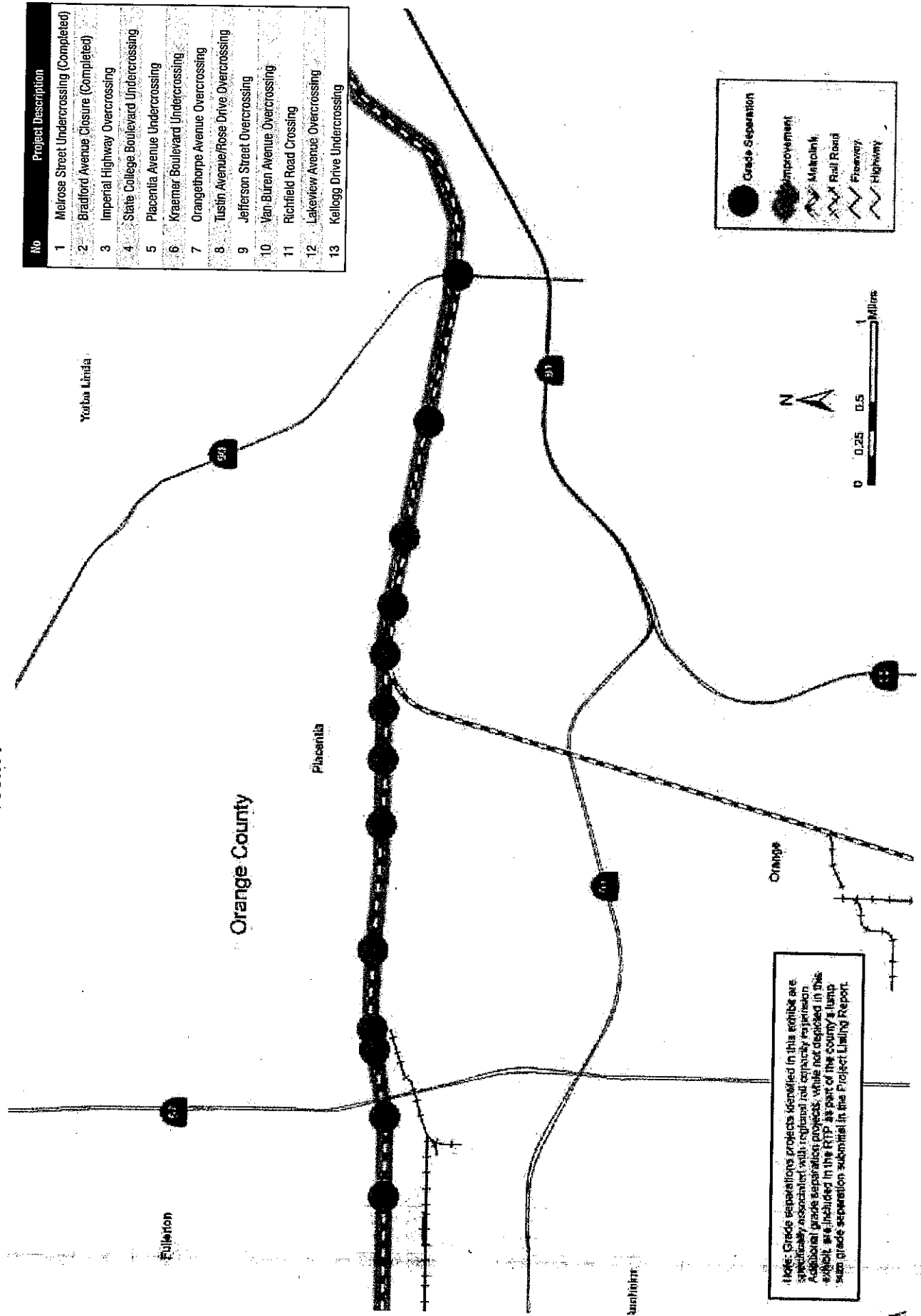


NOTE: Grade separation projects identified in this exhibit are specifically associated with regional rail capacity expansion. Additional grade separation projects, which are depicted in this exhibit, are included in the RTP as part of the county's long-term grade separation program and are detailed in the Project Listing Report.

No	Project Description
1	Nogales Street/SP - Industry (Completed)
2	Ranona Boulevard/SP - El Monte
3	East End Avenue/SP&UP - Pomona
4	Reservoir Street/SP&UP - Pomona
5	Temple Avenue/SP - Pomona
6	Brea Canyon Road/UP - Industry
7	Sunset Avenue/SP - Industry
8	Baldwin Avenue/SP - El Monte
9	Nogales Street/UP - Industry
10	Valley Boulevard/SP - Los Angeles
11	Passons Boulevard/BNSF - Pico Rivera
12	Valley View Avenue/BNSF - Santa Fe Springs
13	Rosecrans Avenue/BNSF - Santa Fe Springs
14	Norwalk/BNSF - Santa Fe Springs/Gateway
15	Durfee Avenue/UP - Pico Rivera
16	San Gabriel Trinch - San Gabriel
17	Turnbull Canyon Road/UP - Industry
18	Ross Hills/UP - Industry
19	Puente Avenue/SP - Industry
20	Fairway Drive/SP - Industry
21	Fairway Drive/UP - Industry
22	Montebello Boulevard/UP - Montebello
23	Fullerton Road/SP - Industry
24	Temple Avenue/SP - Industry
25	Lemon Avenue/SP - Industry
26	Brea Canyon Road/SP - Industry
27	San Antonio Avenue/SP&UP - Pomona
28	Lower Azusa Road/SP - Temple City
29	Fullerton Road/UP - Industry
30	Hamilton Boulevard/SP&UP - Pomona
31	Park Avenue/SP&UP - Pomona
32	Temple City Boulevard/SP - El Monte
33	California Avenue/SP - Industry
34	Walnut Grove Avenue/SP - Rosemead
35	Lemon Avenue/UP - Industry
36	Vineland Avenue/SP - Industry
37	Ardan Drive/SP - El Monte
38	Slimsom Avenue/UP - Industry
39	Palomares Street/SP&UP - Pomona
40	Coastal Road/SP - El Monte

Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 10 GRADE SEPARATION PROJECTS IN ORANGE COUNTY

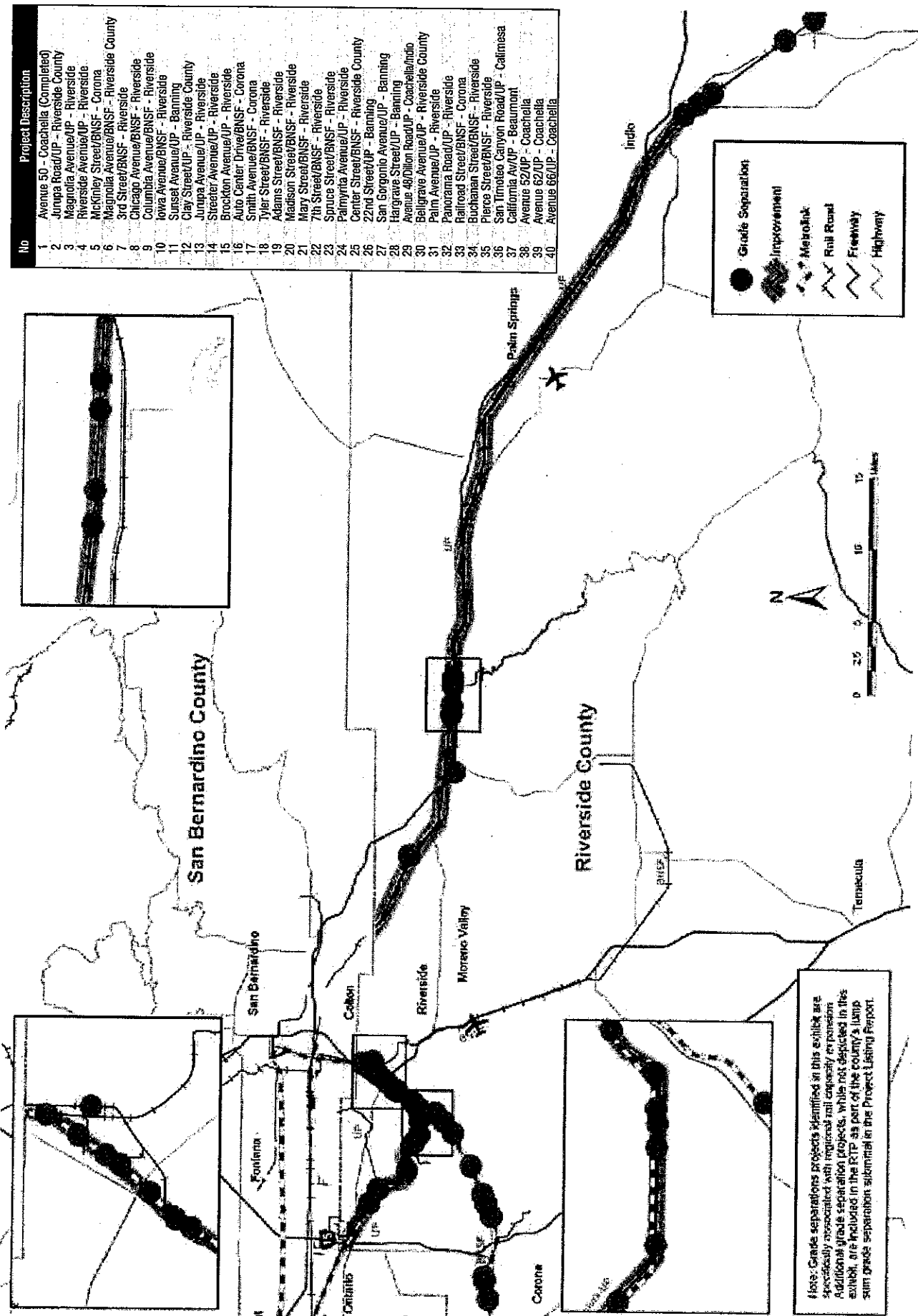


No	Project Description
1	Melrose Street Undercrossing (Completed)
2	Bradford Avenue Closure (Completed)
3	Imperial Highway Overcrossing
4	State College Boulevard Undercrossing
5	Placentia Avenue Undercrossing
6	Kraemer Boulevard Undercrossing
7	Orangethorpe Avenue Overcrossing
8	Tustin Avenue/Rose Drive Overcrossing
9	Jefferson Street Overcrossing
10	Van Buren Avenue Overcrossing
11	Richfield Road Crossing
12	Lakeview Avenue Overcrossing
13	Kellogg Drive Undercrossing

Note: Grade separations projects identified in this exhibit are specifically authorized with regional rail authority permission. Additional grade separations projects, while not depicted in this exhibit, are included in the RTP as part of the county's long-range grade separation submittal in the Project Listing Report.

Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 11 GRADE SEPARATION PROJECTS IN RIVERSIDE COUNTY

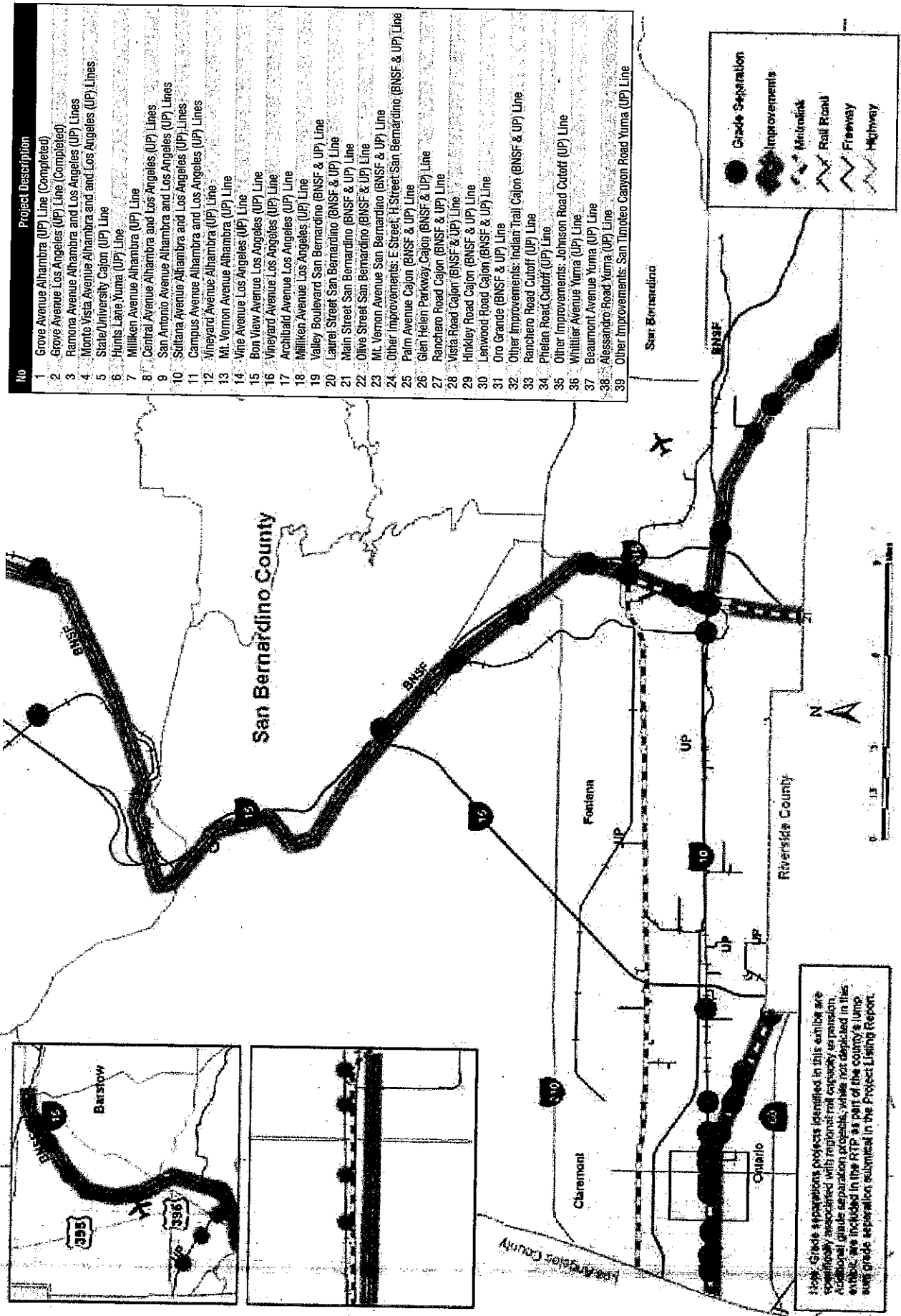


No	Project Description
1	Avenue 50 - Coachella (Completed)
2	Junupa Road/UP - Riverside County
3	Magrolia Avenue/UP - Riverside
4	Riverside Avenue/UP - Riverside
5	Mckinley Street/BNSF - Corona
6	Magrolia Avenue/BNSF - Riverside County
7	3rd Street/BNSF - Riverside
8	Chicago Avenue/BNSF - Riverside
9	Columbia Avenue/BNSF - Riverside
10	Iowa Avenue/BNSF - Riverside
11	Sunset Avenue/UP - Banning
12	Clay Street/UP - Riverside County
13	Junupa Avenue/UP - Riverside
14	Streeter Avenue/UP - Riverside
15	Brockton Avenue/UP - Riverside
16	Auto Center Drive/BNSF - Corona
17	Smith Avenue/BNSF - Corona
18	Tyler Street/BNSF - Riverside
19	Adams Street/BNSF - Riverside
20	Madison Street/BNSF - Riverside
21	Mary Street/BNSF - Riverside
22	7th Street/BNSF - Riverside
23	Spruce Street/BNSF - Riverside
24	Palmyria Avenue/UP - Riverside
25	Center Street/UP - Riverside County
26	22nd Street/UP - Banning
27	San Geronimo Avenue/UP - Banning
28	Hangrave Street/UP - Banning
29	Avenue 49/Dillon Road/UP - Coachella/Indio
30	Belgrave Avenue/UP - Riverside County
31	Palm Avenue/UP - Riverside
32	Panorama Road/UP - Riverside
33	Railroad Street/BNSF - Corona
34	Buchanan Street/BNSF - Riverside
35	Pierce Street/BNSF - Riverside
36	San Timoteo Canyon Road/UP - Calimesa
37	California Av/UP - Beaumont
38	Avenue 52/UP - Coachella
39	Avenue 62/UP - Coachella
40	Avenue 66/UP - Coachella

Note: Grade separations projects identified in this exhibit are specifically associated with regional rail capacity expansion. Additional grade separation projects, while not depicted in this exhibit, are included in the RTP as part of the county's long-term grade separation skimmil in the Project Listing Report.

Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

EXHIBIT 12 GRADE SEPARATION PROJECTS IN SAN BERNARDINO COUNTY



No	Project Description
1	Grove Avenue Alhambra (UP) Line (Completed)
2	Grove Avenue Los Angeles (UP) Line (Completed)
3	Ramona Avenue Alhambra and Los Angeles (UP) Lines
4	Monte Vista Avenue Alhambra and Los Angeles (UP) Lines
5	State/University Cañon (UP) Line
6	Huins Lane Yuma (UP) Line
7	Miliken Avenue Alhambra (UP) Line
8	Central Avenue Alhambra and Los Angeles (UP) Lines
9	San Antonio Avenue Alhambra and Los Angeles (UP) Lines
10	Suitana Avenue Alhambra and Los Angeles (UP) Lines
11	Campus Avenue Alhambra and Los Angeles (UP) Lines
12	Vineyard Avenue Alhambra (UP) Line
13	Mt. Vernon Avenue Alhambra (UP) Line
14	Vine Avenue Los Angeles (UP) Line
15	Bon View Avenue Los Angeles (UP) Line
16	Vineyard Avenue Los Angeles (UP) Line
17	Archibald Avenue Los Angeles (UP) Line
18	Miliken Avenue Los Angeles (UP) Line
19	Valley Boulevard San Bernardino (BNSF & UP) Line
20	Laurel Street San Bernardino (BNSF & UP) Line
21	Main Street San Bernardino (BNSF & UP) Line
22	Olive Street San Bernardino (BNSF & UP) Line
23	Mt. Vernon Avenue San Bernardino (BNSF & UP) Line
24	Other Improvements: E Street, H Street, San Bernardino (BNSF & UP) Line
25	Palm Avenue Cañon (BNSF & UP) Line
26	Glen Helen Parkway Cañon (BNSF & UP) Line
27	Ranchero Road Cañon (BNSF & UP) Line
28	Vista Road Cañon (BNSF & UP) Line
29	Hinkley Road Cañon (BNSF & UP) Line
30	Leewood Road Cañon (BNSF & UP) Line
31	Oro Grande (BNSF & UP) Line
32	Other Improvements: Indian Trail Cañon (BNSF & UP) Line
33	Ranchero Road Cutoff (UP) Line
34	Phelan Road Cutoff (UP) Line
35	Other Improvements: Johnson Road Cutoff (UP) Line
36	Whittier Avenue Yuma (UP) Line
37	Beaumont Avenue Yuma (UP) Line
38	Alessandro Road Yuma (UP) Line
39	Other Improvements: San Timoteo Canyon Road Yuma (UP) Line

Legend

- Grade Separation
- ▨ Improvements
- Rail Road
- Freeway
- Highway

Note: Grade separations projects identified in this exhibit are specifically associated with regional rail capacity expansion. Additional grade separation projects, while not depicted in this exhibit, are included in the RTP as part of the county's long-term grade separation identified in the Project Listing Report.

Source: Southern California Association of Governments, ESRI StreetMap USA, TeleAtlas

TABLE 14 SBD CAPACITY SHARED GUIDEWAY WITH PASSENGER SERVICE - 9.2M TEU

	Operating Period		Trains/Day/Direction		Trains/Hr/Direction		Trains/Day/Direction		Potential Capacity	
	Hr/Day	Passenger	Passenger	Freight	Passenger	Freight	Per Day and Direction		Per Year and Direction	
							Passenger	Freight	Passenger	Freight
Peak	8	6	48	48	48	48	20 ft	40 ft	TEU	(24/7 Operation)
Off-Peak	10	3	30	90	90	90	96	1,824	3,744	1,366,560
Night	2	0	0	24	24	24	180	3,420	7,020	2,562,300
Maintenance	4	0	0	0	0	0	48	912	1,872	683,280
Total	24	9	78	162	162	162	324	6,156	12,636	4,612,140
Total Passengers/Freight in Both Directions							648	12,312	25,272	9,224,280

Source: IBI Group

GOODS MOVEMENT HIGH SPEED RAIL TRANSPORT (HSRT) FOR FREIGHT

The region is also exploring new HSRT systems that may provide greater throughput and reliability with near zero emissions. A recent analysis carried out by the IBI Group considered the application of a HSRT system for the movement of containers (logistics and systems technology) to and from the SPB ports. The HSRT container movement system would provide a high capacity, fast, efficient, and environmentally sensitive method of moving containerized cargo from the Ports to inland port facilities in San Bernardino. The HSRT system capitalizes on the inherent savings of multiple uses on a single infrastructure by operating on shared alignments with a HSRT passenger system. The technology permits operation of HSRT freight vehicles on a shared guideway with passenger vehicles even during peak hour service. Freight vehicle trips can be interspersed with passenger trips while still meeting required passenger vehicle headways. Additionally, full utilization of the freight line can be achieved during the passenger system's off-peak hours.

The freight component of the HSRT system would begin at the Ports and connect to the Initial Operating Segment (IOS) at a point just east of Los Angeles Union Passenger Terminal. The assumed alignment would run north-south

and follow a route parallel to the I-710/Alameda Corridor. After connecting to the IOS and other segments, the freight-only service would be interspersed with passenger service.

Table 14 shows current estimates, which indicate that a HSRT container movement system is capable of moving over 25,272 containers per day or over 9.2 million TEUs annually. The total freight component is estimated to cost nearly \$18 billion in nominal dollars.

INLAND PORT STRATEGY

The region is confronting serious long-term freight mobility issues. Straight-forward capacity increases that worked in the past – more highways, larger ports – are not enough for the future and may endanger the environment, tax the budget, and impact communities. Inland ports and related initiatives have been proposed as solutions to freight mobility issues. An inland port would be located further away from the Ports with transportation systems other than existing freight corridors moving goods between the Ports and the inland port. The broad potential benefits of an inland port include facilitating goods movement, encouraging economic development, reducing traffic congestion, and promoting regional objectives. The development of

inland ports is also critical to the HSRT system. Based on studies conducted by SCAG, development of inland ports served by rail shuttle trains would reduce net truck VMT, lower net emissions, and encourage efficient patterns of industrial development and land use. Establishment of inland port facilities would require ongoing operating subsidies along with significant capital investment. Implementation of an inland port/rail shuttle facility would require identification of a target market, securing of sites, improvements in the existing port rail network, and cooperation with railroads. The Inland Empire area has been recognized as the most promising location for an inland port facility to address existing goods movement needs due to current demand and infrastructure. However, land availability in the area for an inland port facility is rapidly decreasing. This suggests that more suitable candidates for a future inland port facility may be found in areas where land scarcity is not a pressing concern- areas such as Barstow, Victorville, and North Los Angeles County. However, inland port facilities and associated costs need to be further evaluated.

Next Steps

SCAG strives to ensure quality of life beyond the 2008 RTP as reflected by its ongoing efforts to identify innovative solutions for the region's goods movement system. Several projects have been included in the RTP's Strategic Plan for feasibility analyses and to promote a long-term policy dialogue regarding potential solutions to the region's goods movement challenges.

These strategic projects include an extensive network of dedicated lanes for clean technology trucks, an extension of planned HSRT, establishment of inland port facilities at strategic locations, and freight rail electrification. In addition to these efforts, SCAG is currently preparing two regionally significant studies. One study would be a careful evaluation of regional goods movement system and potential implementation strategies. The other focuses on pricing mechanisms and identification of reliable financing sources for the entire system, including goods movement projects of regional significance.

Finding solutions to many of the problems faced by the region will require the involvement of stakeholders from both the public and private sectors. Private entities have recognized the challenges related to goods movement in the region and are increasingly embarking upon efforts to improve system efficiency. One example has been UP's plan to modernize ICTF, which would double this facility's capacity while at the same time improving operational efficiency and environmental standards. The BNSF has also proposed developing a privately funded near-dock facility called SCIG, which is projected to accommodate increasing trade volumes while also reducing truck traffic on the I-710.

Goods movement is a vital component of the region's transportation system as well as the economy. Based upon trends identified in this RTP, it is evident that growth in this sector will continue to have lasting impacts upon the region, its transportation systems, and the environment. By pursuing best suited solutions and collaborating with stakeholders, SCAG will continue working to develop a better future for goods movement systems in the region.

Appendix A: Comparison of Port Truck Volumes to Total Daily Truck Volumes on Regional Roadways, Year 2003

Highways	Segments	Total Daily Vehicle Volume	Total Daily Truck Volume	Daily Port Truck Volume	Total Trucks as % of Total Vehicle Volume	Port Trucks as % of Total Truck Volume
I-110	PCH to Sepulveda	148,000	9,900	7,810	6.7%	78.9%
	Sepulveda to I-405	226,000	11,900	7,335	5.3%	61.6%
	I-405 to SR-91	266,000	23,900	6,015	9.0%	25.2%
	SR-91 to I-105	247,000	17,800	4,680	7.2%	26.3%
	I-105 to I-110	324,000	15,900	2,485	4.9%	15.6%
I-710	PCH to Willow	146,000	25,400	23,900	17.4%	94.1%
	Willow to I-405	161,000	27,100	23,235	16.8%	85.7%
	I-405 to SR-91	186,000	31,400	20,045	16.9%	63.8%
	SR-91 to I-105	227,000	38,300	15,315	16.9%	40.0%
	I-105 to I-5	237,000	34,600	11,685	14.6%	33.8%
I-405	I-5 to SR-60	199,000	24,200	1,025	12.2%	4.2%
	SR-60 to I-10	132,000	11,300	845	8.6%	7.5%
	I-605 to I-710	289,000	15,700	1,875	5.4%	11.9%
	I-710 to I-110	283,000	15,400	2,965	5.4%	19.3%
	I-110 to SR-91	270,000	14,600	1,960	5.4%	13.4%
SR-91	SR-91 to I-105	294,000	12,100	1,810	4.1%	15.0%
	I-105 to I-10	310,000	12,800	1,590	4.1%	12.4%
	SR-57 to I-5	250,000	21,800	1,135	8.7%	5.2%
	I-5 to I-605	283,000	39,900	1,470	14.1%	3.7%
	I-605 to I-710	263,000	37,100	2,870	14.1%	7.7%
I-105	I-710 to I-110	212,000	13,700	1,385	6.5%	10.1%
	I-110 to I-405	67,000	1,500	195	2.2%	13.0%
	I-605 to I-710	212,000	18,800	2,800	8.9%	14.9%
	I-710 to I-110	231,000	14,700	1,605	6.4%	10.9%
	I-110 to I-405	243,000	13,800	390	5.7%	2.8%

Highways	Segments	Total Daily Vehicle Volume	Total Daily Truck Volume	Daily Port Truck Volume	Total Trucks as % of Total Vehicle Volume	Port Trucks as % of Total Truck Volume
I-5	SR-57 to SR-91	223,000	21,400	225	9.6%	1.1%
	SR-91 to I-605	199,000	18,600	160	9.3%	0.9%
	I-605 to I-710	249,000	23,200	195	9.3%	0.8%
	I-710 to SR-60	267,000	20,600	1,800	7.7%	8.7%
SR-60	SR-60 to I-10	247,000	20,400	710	8.3%	3.5%
	SR-57 to I-605	265,000	23,200	1,560	8.8%	6.7%
I-105	SR-57 to I-605	259,000	18,100	1,775	7.0%	9.8%
	I-605 to I-710	234,000	14,200	585	6.1%	4.1%
	I-710 to I-5	254,000	9,000	190	3.5%	2.1%
	SR-60 to I-110	284,000	21,600	300	7.6%	1.4%
I-605	I-405 to SR-91	245,000	11,300	20	4.6%	0.2%
	I-105 to I-5	297,000	41,900	4,100	14.1%	9.8%
	I-5 to SR-60	265,000	37,400	3,825	14.1%	10.2%
	SR-60 to I-10	224,000	26,800	1,815	12.0%	6.8%
SR-57	I-5 to SR-91	276,000	18,800	10	6.8%	0.1%
	SR-91 to SR-60	296,000	23,400	135	7.9%	0.6%
	SR-60 to I-10	139,000	9,100	40	5.8%	0.5%

Source: "Baseline Transportation Study", Port of Los Angeles, 2004; Caltrans Truck Volumes 2004 (Year 2003 data).

Appendix B: Truck-involved Traffic Collisions in Southern California

This section summarizes key findings of truck-involved traffic collisions in Southern California by using the Statewide Integrated Traffic Records System (SWITRS) data. The results include historical trends analysis (1996 – 2005) and characteristics of collisions involving trucks in 2005.

TABLE B1 TRUCK-INVOLVED FATAL COLLISIONS (1996 – 2005)

County/Region/State	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Imperial	4	5	8	5	8	9	3	6	8	3
Los Angeles	65	70	54	48	63	72	55	56	60	50
Orange	10	16	10	15	9	14	12	14	15	15
Riverside	21	25	28	27	25	20	21	28	30	22
San Bernardino	29	36	32	36	34	27	28	29	36	34
Ventura	6	7	6	3	4	5	7	9	6	2
SCAG Region	135	159	138	134	143	147	126	142	155	126
Percent of CA	36%	44%	40%	40%	39%	41%	37%	42%	45%	37%
California, excluding SCAG region	238	205	205	200	223	215	219	197	187	217
California	373	364	343	334	366	362	345	339	342	343

TABLE B2 TRUCK-INVOLVED INJURY COLLISIONS (1996 - 2005)

County/Region/State	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Imperial	61	63	71	57	43	55	42	54	50	46
Los Angeles	2,520	2,375	2,307	2,428	2,446	2,511	2,344	2,338	2,087	2,210
Orange	524	544	563	537	560	487	449	461	497	524
Riverside	337	370	404	412	429	441	455	544	562	558
San Bernardino	614	614	626	693	633	692	679	755	781	703
Ventura	134	166	141	136	143	155	166	151	124	133
SCAG Region	4,190	4,132	4,112	4,263	4,254	4,341	4,135	4,303	4,101	4,174
Percent of CA	50%	49%	49%	49%	49%	50%	50%	52%	52%	53%
California, excluding SCAG region	4,158	4,289	4,335	4,360	4,441	4,388	4,095	3,938	3,848	3,636
California	8,348	8,421	8,447	8,623	8,695	8,729	8,230	8,241	7,949	7,810

TABLE B3 PERCENTAGE OF TRUCK-INVOLVED COLLISIONS, 2005

County/Region/State	Fatal	Injury	Property-Damage-Only	Total
Imperial	7.7%	7.0%	11.7%	9.8%
Los Angeles	7.2%	3.8%	7.6%	6.2%
Orange	7.9%	3.3%	6.1%	5.1%
Riverside	7.3%	5.4%	8.4%	7.3%
San Bernardino	9.4%	6.5%	9.3%	8.4%
Ventura	3.2%	3.1%	5.0%	4.3%
SCAG Region	7.6%	4.2%	7.6%	6.3%
California, excluding SCAG region	10.0%	3.7%	6.5%	5.5%
California	9.0%	3.9%	7.0%	5.9%

TABLE B4 TYPES OF TRUCK-INVOLVED COLLISIONS, 2005

County/Region/State	Fatal	Injury	Property-Damage-Only	Total		
	Collisions	Percent	Collisions	Percent	Collisions	Percent
Imperial	3	1.8%	47	28.7%	114	69.5%
Los Angeles	50	0.5%	2,229	23.8%	7,077	75.6%
Orange	15	0.7%	531	24.6%	1,608	74.7%
Riverside	22	1.1%	571	27.3%	1,495	71.6%
San Bernardino	34	1.2%	721	25.6%	2,065	73.2%
Ventura	2	0.4%	134	26.7%	366	72.9%
SCAG Region	126	0.7%	4,233	24.8%	12,726	74.5%
California, excluding SCAG region	217	1.5%	3,577	25.0%	10,537	73.5%
California	343	1.1%	7,810	24.9%	23,263	74.0%

TABLE B5 TOP TWENTY HIGHWAYS WITH MOST TRUCK-INVOLVED COLLISIONS, 2005

Rank	Primary Road	Collisions	Percent
1	RT 10	1,571	9.2%
2	RT 5	1,548	9.1%
3	RT 15	946	5.5%
4	RT 60	938	5.5%
5	RT 405	725	4.2%
6	RT 91	725	4.2%
7	RT 101	549	3.2%
8	RT 710	545	3.2%
9	RT 215	432	2.5%
10	RT 210	420	2.5%
11	RT 605	418	2.4%
12	RT 57	305	1.8%
13	RT 110	262	1.5%
14	RT 118	145	0.8%
15	RT 14	142	0.8%
16	RT 105	127	0.7%
17	RT 40	106	0.6%
18	RT 55	95	0.6%
19	RT 22	91	0.5%
20	RT 134	85	0.5%
Top 20 Routes Total		10,175	60%
Grand Total		17,085	100%

TABLE B6 TYPE OF TRUCK-INVOLVED COLLISIONS, 2005

Type of Collision	Collisions	Percent
Sidewipe	7,314	43%
Rear End	5,175	30%
Hit Object	1,747	10%
Broadside	1,706	10%
Overtuned	365	2%
Head-On	265	2%
Vehicle/Pedestrian	60	0.4%
Other	453	3%
Total	17,085	100%

TABLE B7 CONTRIBUTING FACTORS OF TRUCK-INVOLVED COLLISIONS

Violation Category	Collisions	Percent
Unsafe Speed	4,417	25.9%
Unsafe Lane Change	4,186	24.5%
Improper Turning	3,305	19.3%
Other than Driver (or Pedestrian)	821	4.8%
Automobile Right of Way	740	4.3%
Improper Passing	477	2.8%
Driving Under the Influence of Alcohol or Drug	459	2.7%
Other Hazardous Violation	443	2.6%
Other Equipment	348	2.0%
Traffic Signals and Signs	335	2.0%
Following too Closely	235	1.5%
Wrong Side of Road	228	1.3%
Other Improper Driving	122	0.7%
Brake	94	60.0%
Pedestrian Violation	32	20.0%
Hazardous Parking	27	20.0%
Impeding Traffic	20	10.0%
Lights	15	10.0%
Pedestrian Right of Way	8	0.05%
Fell Asleep	5	0.03%
Not Stated	228	1.3%
Unknown	522	3.1%
Total	17,085	100.0%

FIGURE B1 PERCENT OF TRUCK-INVOLVED AND PASSENGER-CAR-ONLY COLLISIONS BY HOUR

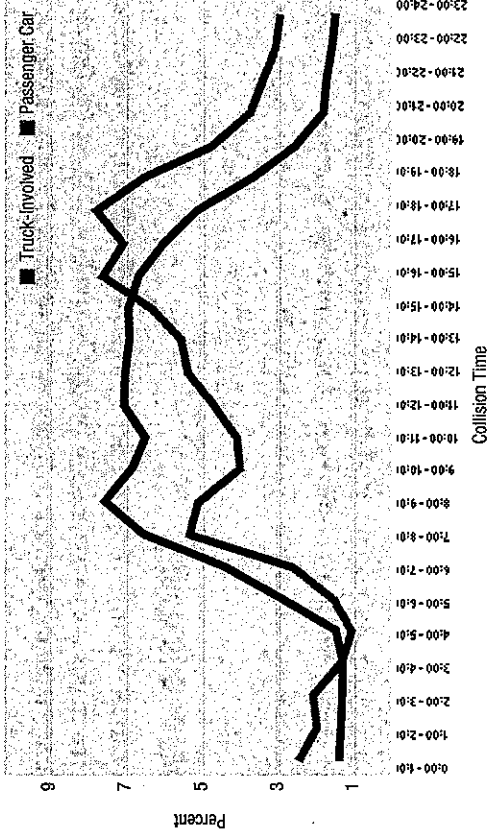
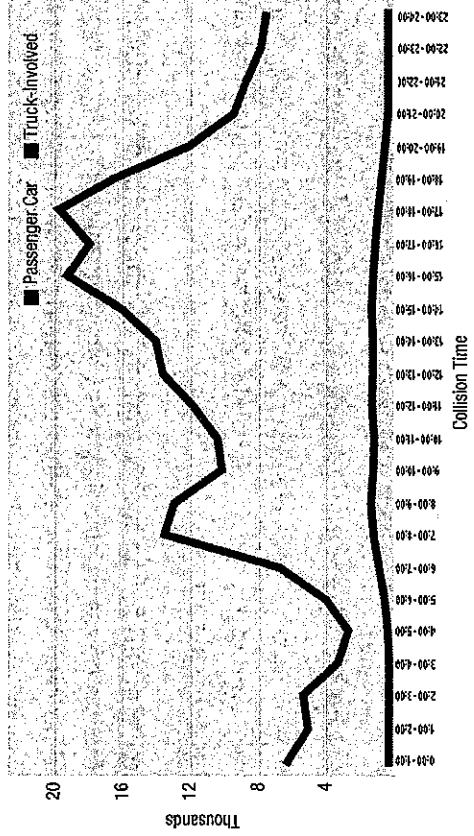


FIGURE B2 TRUCK-INVOLVED AND PASSENGER-CAR-ONLY COLLISIONS BY HOUR



Appendix C: Freight Rail Electrification Report of Findings

Memorandum

From: Cambridge Systematics

Date: August 24, 2007

As part of an effort to target clean technology investments and reduce emissions from freight rail movements in the Los Angeles Basin, the Southern California Association of Governments (SCAG) performed a preliminary evaluation of alternative scenarios for freight rail electrification and locomotive upgrades. The findings were included in the Freight Rail Emission Reduction Discussion Paper, an internal draft document dated July 17, 2007. Three of the scenarios involve rail electrification alone; the remaining two scenarios involve upgrades to lower emission diesel locomotives to reduce emissions.

Following the issuance of the discussion paper, SCAG commissioned System Metrics Group, Inc. and its subcontractor Cambridge Systematics, Inc. to conduct a study to:

- Obtain updated electrification infrastructure and electric locomotive costs vis-à-vis the Southern California Accelerated Rail Electrification Study (1992) prepared for the Southern California Regional Rail Authority (SCRRRA), from which costs were derived for the 2007 discussion paper;
- Estimate electrification implementation time, including what can be accomplished by 2014; and
- Estimate electric power consumption, in order to determine emissions from incremental power generation (a separate study).

These objectives are intended to support SCAG's overall goal of assessing the feasibility of implementing freight rail electrification to contribute to significant regional emission reductions by 2014.

Three electrification scenarios for the Los Angeles Basin described in the SCRRRA 1992 study are the focus of the current feasibility assessment. The scenarios are as follows:

1. Scenario 1 – Primary East/West Freight Line Electrification from the Ports of Los Angeles and Long Beach to Colton and San Bernardino;
2. Scenario 2 – Electrification Extension to Barstow and Indio; and
3. Scenario 3 – Electrification Extension to Chatsworth and San Fernando.

The current study was conducted over a three-week period and represents a high level planning assessment. The findings do not reflect engineering analysis or detailed field reviews.

The purpose of this memorandum is to present the results of the study. The results include estimated electrification costs (per mile, per electric locomotive, and for each scenario), appropriate electrification milestones and their durations, and electric power consumption associated with electrified rail.

ELECTRIFICATION COSTS

The initial object of investigation was the cost of electrifying existing rail line per mile. The unit electrification infrastructure cost and the cost of an electric locomotive (described later) allow us to estimate the scenario costs. At the outset, our attention was directed to two electrification projects: Northeast Corridor and Caltrain. Electrification of the Northeast Corridor is complete, while Caltrain electrification has not yet begun.

NORTHEAST CORRIDOR

The Northeast Corridor Improvement Project (NECIP) is the most recently completed major rail electrification project in the U.S. It included the electrification of the Amtrak mainline between New Haven, Connecticut and Boston, a distance of 157 miles. The project extended the electrified railroad that already existed between Washington, DC and New Haven, where previously electric locomotives were switched for diesel-powered locomotives for the trip

to Boston. Electrification began in July 1996 and was completed in July 2000 (the date commonly given for completion, but see the next paragraph), about three years later than scheduled. The NEC provides primarily passenger services, with freight service provided through trackage rights.

The cost of electrifying the New Haven – Boston line is variously reported, ranging from \$680 million in 2000 to \$727 million in 2003, exclusive of electric locomotives acquired for the electrified operations. In 2000 most of the electrification work had been completed, but several work elements remained. Hence, between 2000 and 2003 costs to electrify the line were still accruing. Overall, the estimated cost of electrification increased from \$300 million in 1992 to \$727 million in 2003.

Electrification costs for the New Haven – Boston line included only the installation of an electrical system between the two points, covering construction work, such as the overhead catenary system and electrical substations and facilities, related to electrifying the line. The catenary system delivers 25kV AC electrical power to the locomotive for traction (movement).

Generally, what constitutes electrification costs will vary depending on how costs are tracked and reported. Variables include trackage, signal systems, grade separations, and construction of terminals, yards, bridges, and tunnels, in addition to the electrical system itself. As stated, for the NECIP, only the electrical system was included in the costs of electrification.

The New Haven – Boston electrification project was fraught with difficulties that caused both delays and cost overruns, including changed electrification contractors in 1995 when the original contractor went out of business, unanticipated and difficult working conditions in the Boston area due to the Central Artery Project (“Big Dig”), and various contractor problems. Amtrak reportedly documented numerous instances in which the contractor did not have the necessary equipment, personnel, and/or supplies in place to conduct work in a timely fashion, causing relocation of electrification work and unanticipated need for safety protection measures.

CALTRAIN

Caltrain plans to electrify its commuter rail line between San Francisco and San Jose (Tamien station), a distance of 52 miles, at a cost of \$471 million. Electric rolling stock will be acquired at an additional cost. Two options are being considered: electric locomotives combined with new or overhauled, non-powered passenger cars, or electric multiple units (commonly called EMUs), self-propelled passenger power cars. Electrification is scheduled for completion in 2012.

Electrification components of the San Francisco – San Jose line include an electrical system that will provide 25kV AC electrical power through an overhead catenary system and infrastructure modifications for compatibility with the electrical system. (Recall that for the Northeast Corridor such infrastructure modifications were not counted in the costs of electrification.)

- **Electrical system.** This includes electrical facilities (electric power supply substations and switching stations), overhead catenary system to distribute power to the trains, and supervisory control of the electrical facilities and wayside switches.
- **Infrastructure modifications.** Some infrastructure modifications are necessary to facilitate the construction of and compatibility with the electrification system. These include modifications to signals, communications, track, and grade crossings. For example, tracks may need to be shifted or lowered to allow foundations for poles supporting the overhead catenary system to be installed or for the overhead wires to be run under bridges; grade crossing warning devices may need to be upgraded; and signal changes may be required to the wayside signals and track circuit.

The line between San Francisco and San Jose is primarily two tracks, similar to the Northeast Corridor, and like the latter, will deliver 25kV AC electrical power through overhead wires. In the U.S., 12.5kV and 25kV are commonly used, with 25kV considered to be the preferred system for high speed and long distance operations. The 25kV AC configuration is considered to be the “mod-

ern" way of electrifying a railroad line, and is used in the United Kingdom, France, Taiwan, and other countries.

Caltrain is implementing a number of capital improvement projects deemed necessary to facilitate the transition to electrified rail operations and to enable increased service levels. The projects and estimated costs (in 2006 dollars) are shown in the table below.

Capital Improvement	Electric Locomotives Option
State of Good Repair Projects (a)	\$425 M
Rolling Stock Replacement	\$296 M
Platform Modifications - Level Boarding	\$190 M
Enhancement Projects (b)	\$654 M
Electrification	\$471 M
Positive Train Control (c)	\$30 M
Fleet Expansion and Infrastructure	\$598 M
Total of Capital Improvement Costs	\$2,864 M

M - Millions

Source: Peninsula Corridor Joint Powers Board, Project 2025, November 30, 2006, page 30.

(a) Replacement and rehabilitation of equipment and infrastructure that have reached the end of their "useful" life or require rehabilitation.

(b) Construction of new terminals, yards and maintenance or storage facilities, and grade separations.

(c) Signal system that among other functions determines and displays the location of all trains within a specific area. The new level of performance will maximize the capacity potential of electrification.

As stated earlier, Caltrain electrification costs per se include the installation of the electrical system and implementation of necessary associated infrastructure modifications. Other improvements (as shown in the table), however related to electrification, are included under different cost categories.

INFRASTRUCTURE

Of primary interest was the calculation of the unit cost of the electrification infrastructure (as opposed to rolling stock), in the form of cost per route mile. The table below lists the derived costs (in millions of dollars) for the electrified

New Haven - Boston (Northeast Corridor) line and the San Francisco - San Jose (Caltrain) line that is yet to be electrified.

Rail Line	Cost/Route Mile (Year)	Cost/Route Mile in 2007 Base on Consumer Price Index	Cost/Route Mile in 2007 Based on 6% Increase per Year
New Haven - Boston, NEC	\$4.63 M (2003)	\$5.24 M	\$5.85 M
San Francisco - San Jose, Caltrain	\$9.06 M (2007)	\$9.06 M	\$9.06 M

M - Millions

Unit costs in 2007 dollars are considerably different between the Northeast Corridor and Caltrain. Possible reasons for the difference include the following:

- Caltrain costs include infrastructure modifications directly related to electrification as well as the electrical system. NEC costs pertain to the electrical system only, and it was not possible within the scope of this study to ascertain the additional amount that could be attributed to comparable infrastructure modifications.
- Caltrain electrification will require considerable night and weekend work because of the large number of trains that run daily (almost 100), whereas fewer trains (26 trains at the outset) were running when Amtrak electrified the New Haven - Boston line.
- Raw materials (copper, steel, and concrete in particular) costs have experienced "steep" increases in recent years.
- Given the much longer NEC line, economies of scale could have lowered total NEC costs.
- Caltrain costs are estimated expenditures; NEC costs are already expended.

A review of the literature revealed no other concrete electrification projects in the U.S. from which to derive comparative projected costs.

It is recommended that the Caltrain cost of \$9.06 million per mile be used to produce estimated costs for the Los Angeles Basin railroad electrification

scenarios (identified on pages 1-2). Many similar infrastructure modifications would be required for Southern California as for Caltrain

In fact, electrification costs in the SCRRRA 1992 study included at least some, if not all, of the infrastructure modifications included in Caltrain electrification costs. The lower NEC unit cost would certainly be higher (although to what degree is unknown) if some infrastructure modifications were included as in the Caltrain cost. Moreover, using the Caltrain cost incorporates regional cost assumptions (e.g., labor costs) that are applicable to the Southern California scenarios, in comparison to the NEC experience that began a decade ago.

The larger Caltrain unit cost is offered as the better high level planning tool.

ELECTRIC LOCOMOTIVE

Capital costs of electrification also include electric locomotives which propel trains of nonpowered trailer cars. The electric locomotive is powered by electricity from an external source such as an overhead line. If Caltrain selects the electric locomotive option (as opposed to EMUs, as described earlier), the Bombardier ALP 46 electric locomotive will be deployed. The ALP 46 is the newer of the two major electric locomotives in use in the U.S. It is used by New Jersey Transit on the Northeast Corridor.

Cost of the ALP 46 electric locomotive is approximately \$5.5 million. In comparison, a diesel freight locomotive is reported by the Electro-Motive Division (EMD) of General Motors to cost \$2.2 million (SD-70M-2 DC locomotive).

LOS ANGELES BASIN SCENARIOS

Electrification and electric locomotive costs were produced for the three scenarios using the unit infrastructure cost of \$9.06 million per mile and locomotive cost of \$5.5 million. The results are shown in the table below.

Scenario	Mileage	Cost of Electrification	Number of Electric Locomotives	Cost of Electric Locomotives	Total cost
1 - Primary East/West Freight Line - Ports to Colton & San Bernardino	250 Miles	\$2.27 B	360	\$1.98 B	4.25 B
2 - Extension to Barstow & Indio	170 Miles	\$1.54 B	360	\$1.98 Billion	\$3.52 B
3 - Extension to Chatsworth and San Fernando	40 Miles	\$0.36 B	55	\$0.36 B	\$0.66 B
Total All Scenarios	460 Miles	\$4.17 B	775	\$4.26 B	\$8.43 B

B - Billions

The total cost of the three scenarios based on the new unit and locomotive costs is 31 percent greater than the total cost proposed in SCAG's 2007 discussion paper (\$6.43 billion), due in large part to the much higher number used for the electric locomotive (\$5.5 million compared to \$2.0 million).

In contrast, the figure used by SCAG for the cost of electrification was a derived cost of \$10.6 million per mile (based on the unit cost estimated in the SCRRRA 1992 study adjusted for six percent increase per year to 2007), which being higher than the \$9.06 million per mile used to produce the requirements shown in the table above, served to temper the increased locomotive costs.

ELECTRIFICATION MILESTONES AND DURATIONS

Implementation time for the scenarios also was a study objective, centered on what can be accomplished by 2014. The three scenarios are incremental. Therefore, implementation of Scenario 1 was the focus.

Caltrain sources provided the best information on applicable milestones and approximate durations that was accessible during this study. Information from the SCRRRA 1992 study was used to validate milestones and their durations that were identified from information provided by the Caltrain electrification project.

Electrification of the New Haven – Boston line (157 miles) required four years assuming 2000 is used as the completion date, yielding .31 month per mile, an arguably quick pace. Characteristics of the NEC electrification do not make it a realistic benchmark for extrapolating construction time. First, during construction relatively few trains were running and this minimized construction delays brought about by train operations. Second, the electrification timeline did not include infrastructure modifications, which were performed separately from the electrification per se. Caltrain electrification, on the other hand, will take place amidst almost 100 trains a day, and infrastructure modifications are a part of the electrification timeline. These characteristics contribute to a more realistic model for estimating construction time in the Los Angeles Basin.

As a result, a construction rate derived from the Caltrain projections will be used to estimate the construction time for Scenario 1. The rate equates to .69 month per mile based on the projected electrification of the 52-mile San Francisco – San Jose line in a three-year timeframe.

Scenario 1 comprises two railroads with three parallel lines. In order to accelerate the project schedule, work could be conducted concurrently on all three lines, instead of being conducted on each line sequentially, and time requirements would be drastically reduced. This is the premise behind the construction timeframe depicted in the table

below. The table shows milestones, rough estimates of durations of these milestones, and applicable years for the implementation of Scenario 1.

Milestone	Scenario 1 Duration	Years
Preliminary Engineering and Institutional Processes (a)	3.0	2007-2009
Environmental Approvals (b)	1.5	2010-2011
Final Design	1.0	2011-2012
Procurement and Contract	0.5	2012
Construction (c)	5.2	2013-2017
Electrification Interface Testing, Locomotives Commissioning and Test	1.0	2018
Total	12.2	2007-2018

(a) Includes project definition, conceptual design, railroad and utility agreements, access rights, regulatory approvals, and full funding plan. Duration may potentially be reduced if consensus building can be accelerated.

(b) Includes a Request for Proposals (RFP) for environmental studies and environmental documentation. Duration may potentially be reduced if consensus building can be accelerated.

(c) Based on a construction rate of .69 month per mile as derived from Caltrain, San Francisco - San Jose projections (36 months to electrify 52 miles), applied to the 90-mile Burlington Northern Santa Fe (BNSF) line in Scenario 1. Electrification of the two shorter Union Pacific (UP) lines will occur at the same time as the BNSF line. Construction includes overhead catenary system poles and wires, traction power substations, switching stations and paralleling stations; pantograph inspection platforms; associated infrastructure modifications; etc.

(d) Procurement and manufacture of locomotives occurs during construction.

Construction time of slightly over five years as shown in the table is an optimistic estimate. It requires the deployment of three full construction crews, one devoted to each of the parallel lines. The five-year estimate is based on the time needed to complete the longest line (90 miles).

It is more reasonable to assume that additional time will be needed. The railroads run freight trains 24 hours a day, seven days a week. Work has to be halted when the trains pass. In the Caltrain case, however, night work is productive because the passenger trains do not run 24 hours (making this an assumption of the Caltrain construction rate). Clearly, density and frequency

of train operations will help determine how much work can be accomplished during a 24-hour period.

How much time is associated with productivity, and any other, issues cannot be determined with any certainty. Seven years construction time may be a good, realistic estimate. This would push the completion of construction to about the end of 2019, and completion of testing to about the end of 2020. However, as noted previously, work must proceed on all three lines at the same time, requiring three crews and very possibly additional costs. Diversion of trains also may be necessary to allow work to proceed at an acceptable pace given that trains run 24x7.

ELECTRIC POWER CONSUMPTION

One of the benefits of an electrified system is the reduction of diesel emissions. The final study objective was to estimate electric power consumption per mile to support estimates of total annual power consumption and the associated emissions from the incremental power generation. The objective was limited to identifying unit consumption. Subsequent analysis will be conducted by SCAG or a third party.

According to the American Public Transportation Association (2007), "heavy rail" power consumption equates to 5.83 kilowatt hours per vehicle mile. Heavy rail, as opposed to light rail, is an electric railway that can support a heavy volume of traffic, is capable of high speed and/or rapid acceleration, and is primarily grade-separated.

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Appendix D: San Pedro Bay Port Goods Movement Strategies

The SPB ports are planning and developing specific strategies to increase capacity and enhance operational efficiency. At the same time, these strategies attempt to minimize the impacts of goods movement activities on the environment and public health.

ON-DOCK RAIL CAPACITY ENHANCEMENTS

Table D1 documents the growth in on-dock rail intermodal throughput compared to near-dock and off-dock intermodal throughput.

TABLE D1 EXISTING TRENDS IN SAN PEDRO BAY PORT ON-DOCK RAIL THROUGHPUT, AND COMPARISONS WITH NEAR-DOCK AND OFF-DOCK INTERMODAL THROUGHPUT TRENDS, 2003 TO 2006

TEU	2003	2004	2005	2006
On-Dock	1,885,642	2,369,853	2,934,850	3,801,892
Percent of Port Throughput	15.9%	18.1%	20.7%	24.1%
Near Dock	962,197	936,428	1,081,350	1,271,327
Percent of Port Throughput	8.1%	7.1%	7.6%	8.1%
Off-Dock	1,805,791	1,846,199	1,689,890	1,671,489
Percent of Port Throughput	15.3%	14.1%	11.9%	10.6%
Total Direct Intermodal	4,653,630	5,152,469	5,706,090	6,744,708
Percent of Port Throughput	39.3%	39.3%	40.2%	42.8%
Total Port Throughput	11,837,064	13,101,292	14,194,442	15,759,219

Source: San Pedro Bay Port Rail Study Update, December 2006

Table D2 lists projected on-dock intermodal throughput through 2030 based on planned on-dock rail investments at the Ports.

TABLE D2 PROJECTED SAN PEDRO BAY PORT ON-DOCK RAIL THROUGHPUT

(millions of TEU)	2010	2015	2020	2030
POLB	2.27	4.15	5.49	6.10
Percent of Port Throughput	23%	32%	32%	30%
POLA	2.79	4.33	6.25	6.84
Percent of Port Throughput	27%	31%	33%	31%
Total SPB	5.06	8.47	11.74	12.94
Percent of Port Throughput	25%	31%	32%	30%

Source: San Pedro Bay Port Rail Study Update, December 2006

An on-dock rail capacity enhancement strategy at the Ports will be crucial in addressing critical landside capacity constraints and environmental issues in the region. Key constraints and issues include the following: 1) lack of capacity at off-dock intermodal yards; 2) congestion and safety issues on port access routes; and 3) air quality impacts from port truck traffic.

A report by the California Marine and Intermodal Transportation System Advisory Council (CALMITSAC) observes that recent trends in increased on-dock rail activity at the Ports can be partly attributed to the imposition of quotas by BNSF at the Hobart off-dock intermodal yard. The Hobart yard has eliminated free time, with the imposition of a \$150 per day demurrage fee for containers. It has been estimated that transload and domestic cargo will exceed off-dock rail yard capacity by the 2010-2015 timeframe.

REDUCTION IN TRUCK TRIPS AND TRUCK VMT

The Port Truck Trip Reduction Strategies study analyzed the impact of increased on-dock rail on truck trips on four major access roadways around the Ports (I-710, I-110, SR-103, and Alameda Street). In one approach, baseline scenarios for 2010 and 2030, which already include on-dock rail investment, were compared against revised baseline scenarios for these years, which assumed on-dock rail capacity to be capped at 2005 levels. The study demonstrated reductions in truck traffic on these roadways and total truck VMT attributable to on-dock rail investments. Tables D3 and D4 highlight reductions

in truck traffic for 2010 and 2030 in baseline scenarios compared to alternative baselines (assuming 2005 on-dock capacity). Significant truck traffic and peak hour congestion reductions are shown in Table D4.

TABLE D3 IMPACTS OF ON-DOCK RAIL ON TRUCK TRAFFIC AND VMT (2010)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2010 Baseline					
Time Period	I-710	SR 47/ SR 103	HF/ Alameda	I-110	
AM Peak (6:00 am - 9:00 am)	3,958 -4.8%	980 -5.6%	692 -5.2%	1,470 -6.1%	
Midday (9:00 am - 3:00 pm)	15,134 -4.5%	2,860 -4.5%	4,077 -5.1%	6,248 -5.1%	
PM Peak (3:00 pm - 7:00 pm)	5,339 -4.7%	1,113 -4.6%	1,436 -5.2%	2,254 -7.0%	
Subtotal (Daytime: 6:00 am - 7:00 pm)	24,611 -4.6%	4,953 -4.8%	6,205 -5.1%	9,972 -5.7%	
Night (7:00 pm - 6:00 am)	2,398 -5.3%	600 -4.8%	741 -6.4%	1,511 -5.7%	
Total	27,009 -4.7%	5,553 -4.8%	6,946 -5.2%	11,483 -5.7%	
Total Weekday Container Truck Trips by Port and by Truck Type					
	Bobtails	Chassis	Loads	Empties	Total
POLB	1,161 -3.6%	3,294 -8.3%	9,598 -4.6%	7,400 0.0%	31,453 -3.7%
POLA	18,576 -6.9%	3,617 -19.1%	14,218 -8.4%	11 0.0%	47,184 -7.0%
Total	29,737 -5.7%	6,911 -14.3%	23,816 -6.9%	18,174 0.0%	78,637 -5.7%
Total VMT	1,205,617 -5.7%				

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

TABLE D4 IMPACTS OF ON-DOCK RAIL ON TRUCK TRAFFIC AND VMT (2030)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2030 Baseline Capped at 2005 On-Dock Capacity Levels					
Time Period	I-710	SR47/ SR103	HF/ Alameda	I-110	
AM Peak (6:00 am - 9:00 am)	9,391 -19.0%	2,061 -18.0%	1,468 -18.0%	2,177 -22.0%	
Midday (9:00 am - 3:00 pm)	37,367 -19.0%	6,201 -18.0%	8,703 -19.0%	9,557 -20.0%	
PM Peak (3:00 pm - 7:00 pm)	13,258 -19.0%	2,441 -19.0%	3,066 -20.0%	3,375 -23.0%	
Subtotal (Daytime: 6:00 am - 7:00 pm)	60,015 -19.0%	10,703 -18.0%	13,237 -19.0%	15,109 -22.0%	
Night (7:00 pm - 6:00 am)	5,223 -17.0%	1,147 -16.0%	1,393 -18.0%	2,270 -22.0%	
Total	65,238 -19.0%	11,849 -18.0%	14,630 -19.0%	17,379 -22.0%	
Total Weekday Container Truck Trips by Port and by Truck Type					
	Bobtails	Chassis	Loads	Empties	Total
POLB	32,147 -20.0%	8,570 -41.0%	27,333 -23.0%	22,546 0.0%	90,596 -20.0%
POLA	29,819 -19.0%	6,047 -43.0%	22,445 -23.0%	18,845 0.0%	77,156 -19.0%
Total	61,966 -19.0%	14,617 -42.0%	49,778 -23.0%	41,391 0.0%	167,752 -19.0%
Total VMT	2,571,855 -19.0%				

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

TABLE D5 EMISSION REDUCTION FROM INCREASED ON-DOCK RAIL

Scenarios	Truck VMT Per Day	Change in Truck VMT Per Day	Net Emissions (Tons Per Day)				Percent Reductions from Base			
			ROG	CO	NO _x	PM ₁₀	ROG	CO	NO _x	PM ₁₀
2005 Scenarios										
Increased On-Dock Rail (1 eastbound train per week per terminal)	999,691	-17,807	-0.010	-0.048	-0.2178	-0.0035	-1.33%	-1.61%	-1.13%	-1.03%
2010 Scenarios										
On-Dock Rail Base 2010 Comparison With Revised 2010 Baseline	-72,302	-0.037	-0.120	-0.916	-0.010	-4.75%	-4.59%	-4.95%	-3.81%	

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

One on-dock intermodal trains can eliminate approximately 750 truck trips from the local highway networks around the Ports. Given forecasted growth in cargo volumes, and full on-dock capacity available by 2030, on-dock rail is estimated to remove nearly 29,000 daily truck trips.

EMISSION REDUCTION

The Port Truck Trip Reduction Strategies study performed a detailed analysis of emission reduction benefits from increased on-dock rail for the region. Two on-dock rail scenarios were tested in the study to analyze their performance in emission reduction by type of pollutant, which included:

- A 2005 increased on-dock rail scenario involving 1 eastbound train per week per terminal, and
- The 2010 baseline scenario compared to the 2010 alternative baseline that assumed on-dock rail capped at the 2005 level in 2010.

Table D5 presents emission reductions from the above two scenarios in percent reduction of emissions compared to baseline by type of pollutant.

Statistics in Table 5 show that increased on-dock rail has notable emission reduction benefits for each of the four pollutant types.

PRODUCTIVITY BENEFITS

The movement of containerized cargo by on-dock rail has higher efficiency and productivity than near-dock or off-dock intermodal yards. This is because:

- Movement of cargo by on-dock rail involves one-time loading or unloading, whereas near-dock or off-dock rail require trucks to transport cargo between docks and railcars;
- There can be delays in truck loading/unloading at marine terminals due to delays at gates, which can affect productivity;
- Congestion on the highway system can impact reliability and productivity for near-dock and off-dock yards; and
- On-dock yards only involve direct intermodal cargo, whereas trans-loaded cargo moving through off-dock yards requires transload-

ing/distribution facilities, which increases container lead times and reduces productivity.

PIERPASS OFF-PEAK PROGRAM

The PierPass program was launched in July 2005, to alleviate truck congestion and improve air quality in the region. The OffPeak program provides an incentive for cargo owners and their carriers to move cargo during nighttime periods and weekends to reduce truck traffic during peak day time periods on major highways, and to decrease negative air quality impacts from high peak period truck traffic volumes. The program is based on a market incentive approach where all containers entering or exiting marine terminals at the Ports during the peak day time hours (Monday through Friday, 3:00 am to 6:00 pm) are charged a Traffic Mitigation Fee (TMF). Trucks entering or exiting during the off-peak shift (Monday through Thursday, 3:00 pm to 6:00 am) or anytime between 6:00 pm Friday to 3:00 am Monday, avoid the TMF. This provides an incentive for truck drayage companies to operate during these off-peak time periods. Landside and terminal capacity constraints affecting the implementation of the OffPeak program include peak-period congestion on port access routes, and port terminal gate capacity constraints.

The PierPass program has been successful in shifting truck trips from peak to off-peak periods, reducing peak period congestion, and improving utilization of port terminal gate capacity. On a typical day, more than 10,000 trucks use off-peak shifts, alleviating congestion during peak-day time periods. This translates to approximately 30% - 35% of container throughput from the Ports shifting to the off-peak periods, exceeding the targets of the program. According to the Alameda Corridor Transportation Authority (ACTA), peak hour truck traffic on I-710 was reduced by an estimated 24% due to the Off-Peak program.

The Port Truck Trip Reduction Strategies study looked at the reduction in peak period truck trips due to extended gate hours. The following scenarios were analyzed in the study:

- 68% day and 32% night container moves, with no shift to weekends, in 2010
- 68% day and 32% night container moves, with 20% of weekly gate moves allotted to weekends, in 2010

Tables D6 and D7 present the reduction in truck trips from extended gate hour strategies at the Ports. Statistics show that significant truck trip reductions can be achieved on all the major access routes to the Ports in the A.M. and mid-day time periods in 2010 through extended gate hour strategies, shifting truck trips to the nighttime period and weekends.

TABLE D6 EXTENDED GATE HOURS (68% DAY, 32% NIGHT) WITH NO SHIFT TO WEEKEND (2010)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2010 Baseline						
Time Period	I-710	SR 47/ SR 103	HF/ Alameda	I-110		
AM Peak (6:00 am - 9:00 am)	2,211	516	382	776		
	-44.1%	-47.4%	-44.9%	-47.2%		
Midday (9:00 am - 3:00 pm)	12,209	2,385	3,330	5,380		
	-20.3%	-16.6%	-18.3%	-13.9%		
PM Peak (3:00 pm - 7:00 pm)	5,674	1,208	1,560	2,426		
	6.3%	8.5%	8.6%	7.6%		
Subtotal (Daytime: 6:00 am - 7:00 pm)	20,093	4,109	5,272	8,582		
	-18.4%	-17.1%	-15.0%	-13.9%		
Night (7:00 pm - 6:00 am)	6,688	1,302	1,827	2,935		
	178.9%	116.9%	146.4%	94.2%		
Total	26,781	5,410	7,099	11,517		
	-0.8%	-2.6%	2.2%	0.3%		
Total Weekday Container Truck Trips by Port and by Truck Type						
	Bobtails	Chassis	Loads	Empties	Total	
POLB	11,161	3,294	9,598	7,400	31,453	
	0.0%	0.0%	0.0%	0.0%	0.0%	
POLA	18,576	3,617	14,218	10,774	47,184	
	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	29,736	6,911	23,816	18,174	78,638	
	0.0%	0.0%	0.0%	0.0%	0.0%	
Total VMT	1,205,617					
Percent Change	0.0%					

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

TABLE D7 EXTENDED GATE HOURS (68% DAY, 32% NIGHT) WITH 20% WEEKDAY SHIFT TO WEEKEND (2010)

Weekday Port Container Truck Volumes by Period of Day and By Roadway and Percentage Change from 2010 Baseline						
Time Period	I-710	SR 47/SR 103	HF/Alameda	I-110		
AM Peak (6:00 am - 9:00 am)	1,956	457	331	714		
	-50.6%	-53.4%	-52.2%	-51.4%		
Midday (9:00 am - 3:00 pm)	10,810	2,114	2,914	4,948		
	-29.4%	26.1%	-28.5%	-20.8%		
PM Peak (3:00 pm - 7:00 pm)	5,007	1,069	1,366	2,276		
	-6.2%	-4.0%	-4.9%	1.0%		
Subtotal (Daytime: 6:00 am - 7:00 pm)	17,774	3,640	4,612	7,938		
	-27.8%	-26.5%	-25.7%	-20.4%		
Night (7:00 pm - 6:00 am)	5,914	1,153	1,597	2,710		
	146.6%	92.1%	115.4%	79.3%		
Total	23,688	4,793	6,208	10,648		
	-12.3%	-13.7%	-10.6%	-7.3%		
Total Weekday Container Truck Trips by Port and by Truck Type						
	Bobtails	Chassis	Loads	Empties	Total	
POLB	9,734	2,886	8,372	6,440	27,431	
	-12.8%	-12.4%	-12.8%	-13.0%	-12.8%	
POLA	16,642	3,256	12,728	9,603	42,229	
	-10.4%	-10.0%	-10.5%	-10.9%	-10.5%	
Total	26,375	6,141	21,100	16,043	69,660	
	-11.3%	-11.1%	-11.4%	-11.7%	-11.4%	
Total VMT	1,067,979					
Percent Change	-11.4%					

Source: Port Truck Trip Reduction Strategies, Final Report, December 2005

OTHER BENEFITS

Other potential benefits of the OffPeak program include:

- Improved monitoring of trucks entering and exiting marine terminals as part of the program, may allow for improved regulation of trucks, especially in assessing equipment standards and ensuring that trucks meet air quality requirements;
- Increased truck turn times in harbor trucking due to improved efficiency; and
- Improved ability for harbor trucking companies to assess premiums from shippers for off-peak operations (due to the savings in Traffic Mitigation Fee), which are also ultimately passed on to the drivers providing incentives to work during off-peak periods.

VIRTUAL CONTAINER YARDS

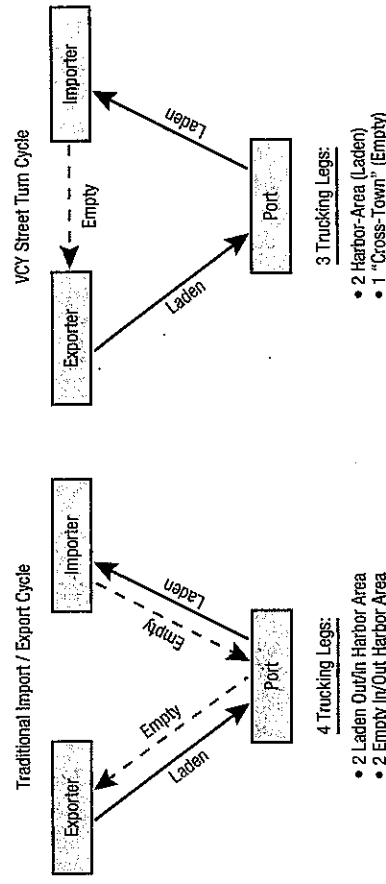
A Virtual Container Yard (VCY) is an innovative empty container management strategy to reduce truck movements of empty containers in and out of port terminal gates. In many cases, after an import container is unloaded by the importer (or a transloader), it is returned to the Ports or an off-site depot for storage until an exporter calls for a container. In the SCAG region, virtually all loaded import containers are trucked back to the Ports empty (after unloading at the importer's location or a transload facility) with only about 2% matched with shippers needing an export container en route to the Ports. In 2000, more than one million empty containers were trucked back to the Ports after unloading, while approximately 500,000 empty containers were trucked to access facilities from the Ports for export loading.

The VCY concept is based on a computerized matching system that tracks the location of empty import containers and matches them with export container requirements prior to returning to the Ports to facilitate "street turn" container interchanges between the importer/transloader and exporter locations. The VCY concept could increase empty container re-use from the current 2%

to almost 10%, which would result in reductions of empty container truck trips around the Ports.

Figure D1 depicts the VCY concept in comparison with the traditional empty container logistics practice.

FIGURE D1 VCY CONCEPT AND TRADITIONAL PORT EMPTY CONTAINER LOGISTICS



Source: Alameda Corridor Transportation Authority

The Empty Ocean Container Logistics Study conducted by The Tioga Group estimated 2000 baseline and forecasted empty container flows for the San Pedro Bay port marine terminals through 2020. These estimates are provided in Table D8. The largest share of empty trips to and from the Ports are associated with local shippers and consignees. The number of empty truck trips from importer/transload facilities to the Ports (westbound flow) is projected to increase from more than 3.5 million TEUs in 2000 to over 14.4 million TEUs in 2020, which is an average annual growth rate of slightly over 7%.

TABLE D8 BASE YEAR AND FORECASTED EMPTY CONTAINER FLOWS

	2000			2010			2015			2020		
	TEU	Units	TEU	Units	TEU	Units	TEU	Units	TEU	Units	TEU	Units
Eastbound to Exporters	1,324,476	715,933	2,738,344	1,480,186	3,631,065	1,968,738	5,027,971	2,717,822				
Via Rail	22,169	11,983	80,413	43,467	116,400	62,919	170,494	92,159				
• On-Dock Intermodal	22,169	11,983	80,413	43,467	116,400	62,919	170,494	92,159				
Via Truck	1,302,306	703,949	2,657,931	1,436,719	3,514,665	1,899,819	4,857,476	2,625,663				
• Off-Dock Intermodal	51,728	27,961	187,631	101,422	271,600	146,811	397,820	215,038				
• Local for Export Loading	1,017,137	549,804	2,053,720	1,110,119	2,618,965	1,415,657	3,514,937	1,899,966				
• SSL Off-Hires to Depots	233,441	126,184	416,579	225,178	624,100	337,351	944,719	510,659				
Westbound to the Ports	3,568,312	1,928,817	6,367,713	3,442,007	9,539,815	5,156,657	14,440,698	7,805,783				
Via Rail	278,128	150,339	501,602	271,136	731,291	395,293	1,084,536	586,236				
• On-Dock Intermodal	278,128	150,339	501,602	271,136	731,291	395,293	1,084,536	586,236				
Via Truck	3,290,183	1,778,478	5,866,112	3,170,871	8,808,524	4,761,364	13,356,161	7,219,547				
• Off-Dock Intermodal	564,600	305,189	920,401	497,514	1,491,797	806,377	2,366,438	1,279,156				
• Local form Import Loads	2,084,712	1,126,871	3,842,221	2,076,876	5,661,030	3,060,016	8,483,038	4,585,426				
• Local from WB Domestic Loads	64,897	35,079	105,793	57,186	171,471	92,687	272,004	147,029				
• Repo Off-Hires from Depots	333,487	180,263	595,113	321,683	891,572	481,931	1,349,598	729,512				
• Local Emptytes from Trans-loads	242,488	131,075	402,583	217,613	592,655	320,354	885,083	478,423				
• Bobtail Trip Change		0		0		0		0				
Port Subtotal	4,892,787	2,644,750	9,106,058	4,922,193	13,170,880	7,119,395	19,468,669	10,523,605				
On-Dock Rail	300,297	162,323	582,015	314,603	847,691	458,211	1,255,031	678,395				
• Truck through Terminal Gates	4,592,490	2,482,427	8,524,043	4,607,591	12,323,189	6,661,183	18,213,638	9,845,210				
Cross-town Truck	149,184	90,640	268,159	144,951	399,506	215,949	602,663	325,764				
Local Off-Hires to Depots	80,577	43,555	146,796	79,349	216,030	116,773	323,278	174,745				
3%												
IM Off-Hires to Depots	19,469	10,524	31,738	17,156	51,441	27,806	81,601	44,109				
3%												
Reuse Emptytes for exports	49,138	26,561	89,624	48,446	132,035	71,370	197,784	106,910				
2%												
Grand Total	5,041,972	2,725,390	9,374,216	5,067,144	13,570,387	7,335,344	20,071,332	10,849,368				

Source: EmptyOceanContainerLogisticsStudy, The Tioga Group

Key constraints and issues related to the movement of empty containers in Southern California include:

- Marine terminal yard capacity constraints due to higher terminal space usage by empty containers resulting from permitted longer dwell times;
- Delays at marine terminal gate due to empty container volumes moving through the Ports;
- Truck traffic volume and congestion due to empty container logistics.

The first virtual container yard program has operated at the SPB ports since July 2006. Tables D9 and D10 show potential savings in annual truck trips and VMT that could result from VCY strategies assuming 5% and 10% container reuse through 2020.

TABLE D9 TRUCK TRIP SAVINGS FROM VIRTUAL CONTAINER YARD STRATEGIES

Scenarios	2010	2015	2020
Base Case	3,186,995	4,475,673	6,485,392
VCY (5% Reuse) - Total Trips	3,029,304	4,243,363	6,137,400
VCY (5% Reuse) - Trips Saved	157,691	232,310	347,992
VCY (5% Reuse) - % Reduction	-4.9%	-5.2%	-5.4%
VCY (10% Reuse) - Total Trips	2,766,487	3,856,179	5,557,412
VCY (10% Reuse) - Trips Saved	420,508	619,494	927,980
VCY (10% Reuse) - % Reduction	-13.2%	-13.8%	-14.3%

Source: Empty Ocean Container Logistics Study, The Tigga Group

TABLE D10 EMPTY CONTAINER ANNUAL TRUCK VMT SAVINGS FROM VIRTUAL CONTAINER YARD STRATEGIES

Scenarios	2010	2015	2020
Base Case	64,040,254	92,374,112	136,322,325
VCY (5% Reuse) - Total VMT	61,852,813	89,151,532	131,494,795
VCY (5% Reuse) - VMT Reduction	2,187,441	3,222,580	4,827,530
VCY (5% Reuse) - % Reduction	-3.4%	-3.5%	-3.5%
VCY (10% Reuse) - Total VMT	58,207,077	83,780,567	123,448,912
VCY (10% Reuse) - VMT Reduction	5,833,177	8,593,545	12,873,413
VCY (10% Reuse) - % Reduction	-9.1%	-9.3%	-9.4%

Source: Empty Ocean Container Logistics Study, The Tigga Group

VCY strategies may have significant VMT reduction benefits as some of the trips associated with “street turns” will potentially have lower trip lengths.

Table D11 shows the emission reduction benefits by type of pollutant resulting from VCY strategies through 2020.

TABLE D11 EMISSION REDUCTIONS FROM VCY STRATEGIES

Scenario & Emissions Type	2010		2015		2020	
	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons
Base Case						
Carbon Monoxide	925	3.98	1,335	5.75	1,970	8.48
Total Organic Gases	211	0.91	304	1.31	449	1.93
Reactive Organic Gases	206	0.89	297	1.28	438	1.89
Oxides of Nitrogen	783	3.37	1,129	4.85	1,666	7.17
Exhaust Particulates	73	0.31	105	0.45	155	0.67
Tier I - 5% Reuse						
Carbon Monoxide	894	3.95	1,288	5.55	1,900	8.18
Reduction	32	0.14	47	0.20	70	0.30
Total Organic Gases	204	0.88	294	1.26	433	1.86
Reduction	7	0.03	11	0.05	16	0.07
Reactive Organic Gases	199	0.86	287	1.23	423	1.82
Reduction	7	0.03	10	0.04	16	0.07
Oxides of Nitrogen	756	3.26	1,090	4.69	1,607	6.92
Reduction	27	0.12	39	0.17	59	0.25
Exhaust Particulates	70	0.30	101	0.44	149	0.64
Reduction	2	0.01	4	0.02	5	0.02

Scenario & Emissions Type	Tier I - 5% Reuse		Tier II - 10% Reuse	
	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons
Carbon Monoxide	841	3.62	1,211	5.21
Reduction	84	0.36	124	0.53
Total Organic Gases	192	0.83	276	1.19
Reduction	19	0.08	28	0.12
Reactive Organic Gases	187	0.81	269	1.16
Reduction	19	0.08	28	0.12
Oxides of Nitrogen	712	3.06	1,024	4.41
Reduction	71	0.31	105	0.45

Scenario & Emissions Type	2010		2015		2020	
	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons	Annual Tons	Peak Day Tons
Exhaust Particulates	66	0.28	95	0.41	140	0.60
Reduction	7	0.03	10	0.04	15	0.06

Source: Empty Ocean Container Logistics Study, The Tioga Group

PORT CLEAN AIR ACTION PLAN PROJECTS

The San Pedro Bay Port Clean Air Action Plan (CAAP) is a five-year action plan developed by the Ports to establish goals and standards for air quality in the region and identify specific projects, programs, control measures, and technologies to meet those air quality goals/standards through multi-party collaboration for successful project funding and implementation. The five-year plan is a blueprint for the Ports to significantly reduce the health risks posed by air pollution from port-related ships, trains, trucks, terminal equipment, and harbor craft. The Plan will be reviewed and updated on an annual basis to assess and evaluate the effectiveness of current strategies to meet air quality goals, test new strategies and control measures, and jointly develop a revised and improved CAAP annually. The Ports have committed a total of \$417.9 million, of which \$166.0 million is allocated as truck engine replacement/retrofit incentives. The broad categories for the performance standards based on the type of sources are:

Engine standards for Heavy Duty Trucks to meet EPA 2007 on-road PM emission standards (0.01 g/bhp-hr)

Heavy duty truck engine replacement/retrofit

Vessel Speed Reduction (VSR) for OGVs

Low Sulfur Marine Gas Oil (MGO) fuel in auxiliary and main engines of OGVs

Shore power (cold ironing) at marine terminals

Diesel Particulate Matter (DPM) and NOx emission control devices for auxiliary and main engines of OGVs

Engine standards to meet EPA 2007 on-road PM emission standards (0.01 g/bhp-hr) for cargo handling equipments (CHE), or alternative use of Verified Diesel Emissions Controls (VDECs) on engines not meeting EPA's PM emission standards

EPA 2007 on-road or Tier 4 engine standards for yard tractors, top picks, forklifts, reach stackers, rubber tired gantries, and straddle carriers.

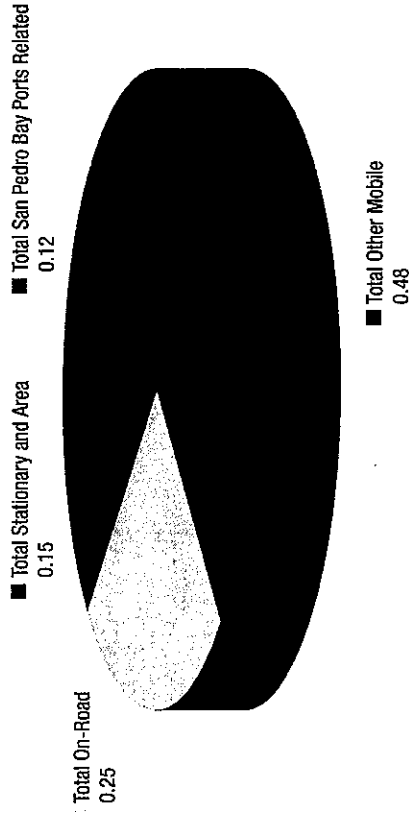
EPA engine standards and NOx/PM emission reduction technologies for harbor craft

EPA engine standards, idling-limiting devices, and alternative diesel fuels for switcher, helper and long-haul locomotives

ENVIRONMENTAL AND PUBLIC HEALTH ISSUES

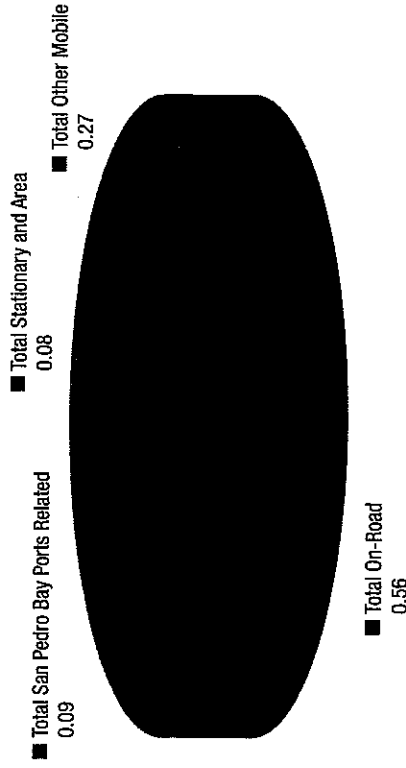
The Multiple Air Toxics Exposure Study (MATES) by the South Coast Air Quality Management District (SCAQMD) identified emissions from port-related sources as a major concern for public health in the region. A large share of pollutant emissions in the South Coast Air Basin come from the SPB ports as Figures D2, D3, and D4 illustrate.

FIGURE D2 DIESEL PARTICULATE MATTER (DPM) EMISSIONS BY SOURCE IN SCAB



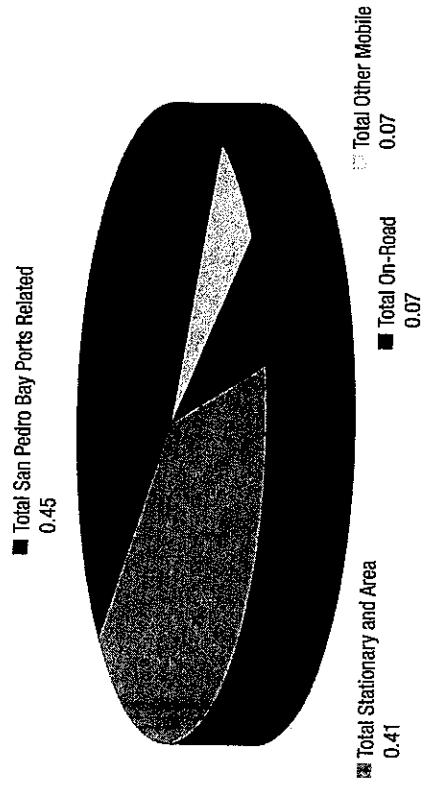
Source: San Pedro Bay Ports Clean Air Action Plan

FIGURE D3 NOx EMISSIONS BY SOURCE IN SCAB



Source: San Pedro Bay Ports Clean Air Action Plan

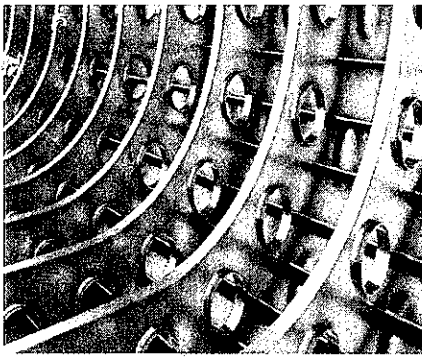
FIGURE D4 SOX EMISSIONS BY SOURCE IN SCAB



Source: San Pedro Bay Ports Clean Air Action Plan

EMISSION REDUCTIONS FROM CAAP MEASURES

The initial development and implementation of CAAP control measures and strategies for emissions reduction from port-related sources focuses on emissions from heavy-duty trucks, cargo handling equipment, and ocean going vessels. A quantitative assessment of the benefits of the CAAP control measures estimates emission reductions of 47% for Diesel Particulate Matter (DPM), 45% for NOX, and 52% for SOX by 2011.



COLLIERS INTERNATIONAL | WEST INLAND EMPIRE

Market Report

INDUSTRIAL | FIRST QUARTER | 2010



Total Vacancy Rate Decreases For First Time In Almost 2 Years

MARKET OVERVIEW

The total vacancy rate in the West Inland Empire has declined by 10 basis points from 10.0% at the beginning of the year to now stand at 9.9%¹. The total availability rate has also decreased over the previous quarter, down 40 basis points from 13.7% last quarter to currently stand at 13.3% this quarter. Sales and leasing activity totaled 6,176,800 SF, a very strong number boosted by several large sale and lease deals.

This represents the highest level of quarterly activity since 2006. Due to the large amount of activity that took place this quarter, absorption totaled positive 185,300 SF.

This is the first positive absorption recorded in the West Inland Empire industrial market since the recession that began in late 2007.

As market fundamentals have begun to stabilize, the downward pressure on rents and sales prices have begun to lessen.

Asking lease rates have held steady for the quarter at \$0.34 NNN PSF and average sales prices have decreased by \$2 PSF to currently stand at \$81 PSF.

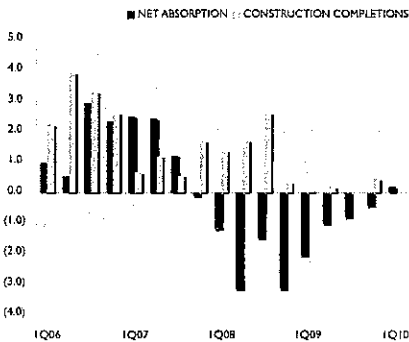
All these post-recession record breaking events suggest that the West Inland Empire industrial market may have turned a corner or at least reached a temporary break in the clouds.

¹ Colliers International continuously refines its database. As a result, data reflected in this report may not be consistent with data reported in previous quarters.

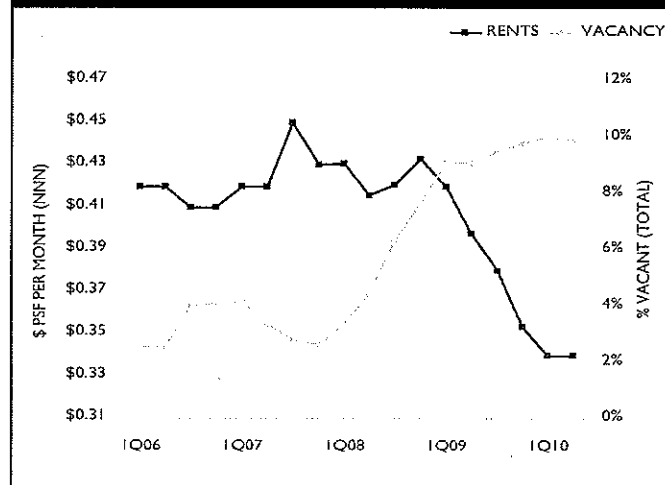
MARKET INDICATORS

	IQ10	2Q10(p)
VACANCY	↓	↓
NET ABSORPTION	↓	↑
CONSTRUCTION	→	→
RENTAL RATE	→	→

HISTORICAL NET ABSORPTION & CONSTRUCTION COMPLETIONS Q1 2006 - Q1 2010



HISTORICAL VACANCY VS RENTS West Inland Empire Industrial Market Q1 2006 - Q1 2010



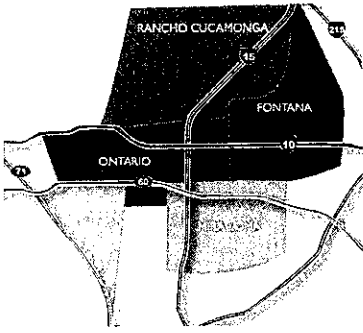
MARKET TRENDS

TOTAL VACANCY RATE AT 9.9%

TOTAL AVAILABILITY RATE ENDS AT 13.3%

SALES & LEASING ACTIVITY AT 6.1 MILLION SF

COLLIERS
INTERNATIONAL



INLAND EMPIRE DEMOGRAPHICS

- **POPULATION:**
4,170,800 (2008 Estimate)
4,800,500 (2013 Projection)
15.1% (Growth 2008-2013)
- **HOUSEHOLD INCOME:**
\$68,900 (Average)
\$53,800 (Median)
- **JOB GROWTH:**
-5.1% (past 12 months)
- **UNEMPLOYMENT RATE:**
14.7% (as of February 2009)

DEMAND

For the quarter sales and leasing activity totaled 6,176,800 SF, a sharp rise over the 5.3 million SF that was sold and leased last quarter and is significantly higher than the 3.8 million SF that was reported in the first quarter of 2009. The largest leases of the quarter include Service Connection taking 572,200 SF in Ontario and Sharp Electronics moving into 468,700 SF in Rancho Cucamonga. The largest sale of the quarter was Yihua Timber Industry purchasing 175,300 SF in Rancho Cucamonga.

Due to these large amounts of sales and leasing activity, industrial absorption eked out a positive number, 185,300 SF. For the first time in over two years more space was leased or sold than was brought back to the market vacant. The ratio of net absorption to gross absorption is low, signaling that plenty of industrial space was brought back to the market vacant in the first quarter of this year. Further evidence is necessary before a market bottom can be called.

User and investor activity has increased in recent quarters as sales prices and lease rates have continued to remain at the lowest levels seen in almost a decade. Many industrial users remember the recent rental rate run-up and are looking into securing today's low rates or even purchasing the industrial assets outright from cash-strapped landlords.

Data on the economy shows high unemployment but a gradually improving situation. The unemployment rate in the Inland Empire settled at 14.7 percent in February as the region shed 59,600 jobs². Trade, transportation and utilities reported the greatest year-over-year decline, down 13,500 jobs. Construction lost 13,000 jobs and manufacturing lost 8,500. These sectors of the economy are heavy users of industrial space and employment is a leading indicator for industrial space demand. Positive jobs gains need to be made in these sectors for any hopes of an industrial recovery.

CONSTRUCTION

This quarter, ProLogis continued construction of a 667,000 SF industrial build-to-suit for Home Depot. The project will be a specialized rapid deployment center unlike anything currently on the market and will be located on a 55 acre parcel. This represents the first new large construction project to take place in the West Inland Empire in over a year and is a hopeful signal that the area is not completely overbuilt.

Planned projects have remained constant for the quarter at 12.3 million SF. Until lease rates and sales prices increase, this pipeline of fully entitled planned projects will not move forward on a speculative basis as it would be economically infeasible to develop while industrial demand remains weak. Many of these projects will exist as build-to-suit opportunities.

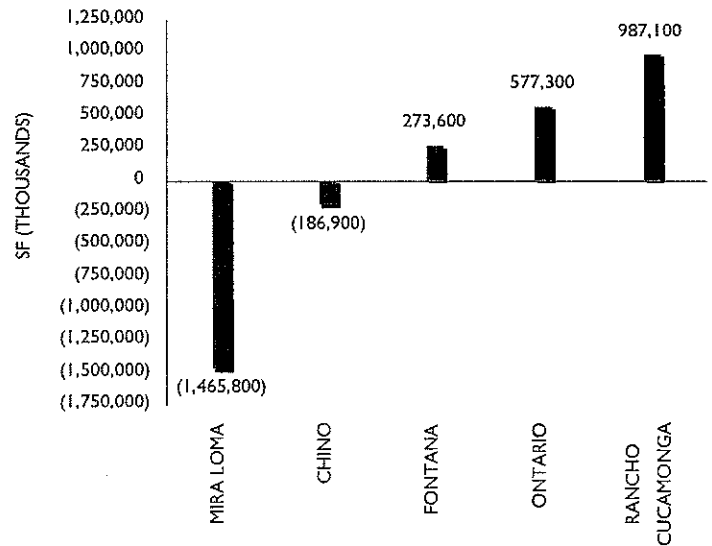
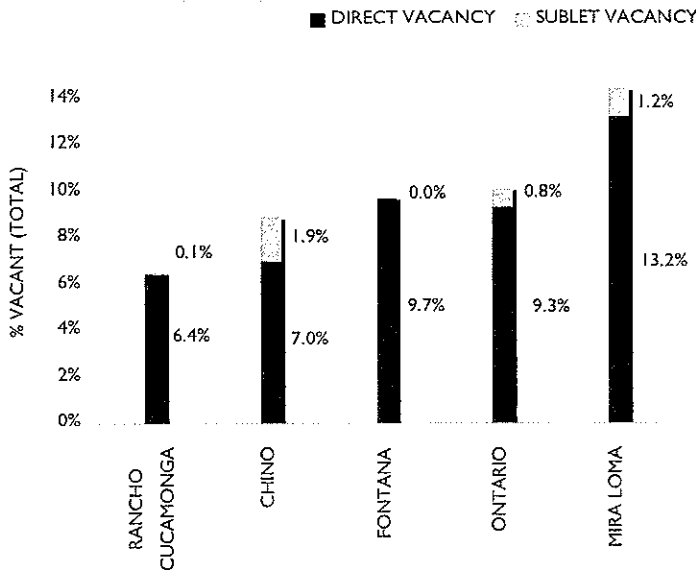
²California State Economic Development Department: Preliminary employment data through February 2010.

VACANCY

West Inland Empire Industrial Market
Q1 2010

NET ABSORPTION

West Inland Empire Industrial Market
Q1 2010

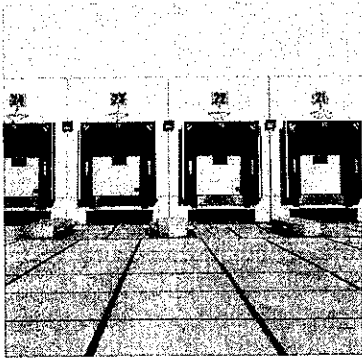


INDUSTRIAL OVERVIEW

West Inland Empire Industrial Market
Q1 2010

Submarket/ Building Size	Total Inventory SF	YACANCY			Total ² Vacancy Rate Prior Qtr	Total ³ Available Rate	Sales & Leasing Activity SF	ABSORPTION		Completions ⁵ Current Qtr SF	CONSTRUCTION		Weighted ⁷ Avg Asking Lease Rate	Average ⁸ Sale Price
		Direct ¹ Vacancy Rate	Sublease Vacancy Rate	Total ² Vacancy Rate				Net ⁴ Absorption Current Qtr SF	Net ⁴ Absorption YTD SF		Under Construction/ Renovation SF	Planned ⁶ SF		
CHINO														
10,000 - 19,999	3,368,100	4.3%	0.0%	4.3%	4.9%	7.7%	113,100	20,800	20,800	0	0	0	\$0.42	\$92
20,000 - 39,999	3,290,000	6.5%	0.0%	6.5%	9.3%	7.8%	148,500	92,200	92,200	0	0	35,000	\$0.46	\$96
40,000 - 69,999	3,235,100	9.8%	1.2%	11.1%	9.5%	17.3%	59,000	(52,500)	(52,500)	0	0	55,000	\$0.45	\$87
70,000 - 99,999	1,810,800	11.2%	5.2%	16.3%	12.5%	16.3%	0	(70,000)	(70,000)	0	0	0	\$0.34	\$75
100,000+	23,851,400	6.7%	2.3%	9.0%	8.3%	13.5%	532,900	(177,400)	(177,400)	0	0	1,393,100	\$0.39	\$85
Subtotal	35,555,400	7.0%	1.9%	8.9%	8.4%	12.9%	853,500	(186,900)	(186,900)	0	0	1,483,100	\$0.39	\$87
FONTANA														
10,000 - 19,999	2,802,900	5.2%	0.0%	5.2%	6.9%	6.2%	65,600	49,100	49,100	0	0	0	\$0.61	\$104
20,000 - 39,999	1,735,700	9.6%	0.0%	9.6%	6.8%	11.0%	70,400	(48,500)	(48,500)	0	0	0	\$0.50	\$64
40,000 - 69,999	1,501,300	9.1%	1.3%	10.4%	6.9%	10.4%	0	(53,000)	(53,000)	0	0	100,000	\$0.45	\$75
70,000 - 99,999	1,489,100	21.7%	0.0%	21.7%	16.2%	21.7%	34,500	(81,500)	(81,500)	0	0	0	\$0.39	\$50
100,000+	39,927,800	9.6%	0.0%	9.6%	10.6%	12.0%	473,100	407,500	407,500	0	0	6,610,400	\$0.32	\$48
Subtotal	47,456,800	9.7%	0.0%	9.7%	10.3%	11.9%	643,600	273,600	273,600	0	0	6,710,400	\$0.32	\$68
MIRA LOMA														
10,000 - 19,999	542,700	12.7%	0.0%	12.7%	10.4%	12.7%	26,400	(12,100)	(12,100)	0	0	0	\$0.55	\$103
20,000 - 39,999	822,000	14.6%	0.0%	14.6%	9.4%	17.4%	35,000	(43,000)	(43,000)	0	0	61,300	\$0.47	\$46
40,000 - 69,999	2,444,000	20.4%	2.4%	22.8%	13.2%	22.8%	25,100	(232,800)	(232,800)	0	0	172,500	\$0.46	\$96
70,000 - 99,999	928,800	30.3%	0.0%	30.3%	18.0%	39.8%	0	(114,400)	(114,400)	0	0	0	\$0.38	\$86
100,000+	27,291,100	12.0%	1.2%	13.2%	9.3%	19.2%	0	(1,063,500)	(1,063,500)	0	0	980,700	\$0.36	\$59
Subtotal	32,028,600	13.2%	1.2%	14.4%	9.9%	19.9%	86,500	(1,465,800)	(1,465,800)	0	0	1,214,500	\$0.37	\$78
ONTARIO														
10,000 - 19,999	4,864,400	10.0%	0.4%	10.3%	11.4%	11.7%	152,300	53,400	53,400	0	0	0	\$0.56	\$91
20,000 - 39,999	7,566,600	9.6%	0.3%	9.9%	10.3%	14.8%	193,300	31,500	31,500	0	0	29,000	\$0.42	\$87
40,000 - 69,999	7,599,500	13.1%	0.6%	13.6%	14.7%	18.5%	310,900	81,000	81,000	0	0	47,200	\$0.46	\$84
70,000 - 99,999	6,460,900	8.1%	0.0%	8.1%	6.6%	10.9%	17,400	(97,400)	(97,400)	0	0	70,000	\$0.39	\$85
100,000+	62,791,300	8.9%	1.1%	10.0%	10.8%	14.1%	2,425,500	508,800	508,800	0	667,000	2,439,300	\$0.32	\$56
Subtotal	89,282,700	9.3%	0.8%	10.2%	10.8%	14.1%	3,099,400	577,300	577,300	0	667,000	2,585,500	\$0.33	\$80
RANCHO CUCAMONGA														
10,000 - 19,999	3,296,800	5.0%	0.0%	5.0%	5.3%	7.6%	57,000	8,400	8,400	0	0	32,000	\$0.47	\$94
20,000 - 39,999	3,935,400	2.8%	0.0%	2.8%	3.9%	3.3%	104,000	46,400	46,400	0	0	47,900	\$0.52	\$76
40,000 - 69,999	4,197,600	9.2%	0.8%	10.1%	15.0%	14.0%	290,000	206,600	206,600	0	0	104,600	\$0.46	\$120
70,000 - 99,999	2,251,500	21.7%	0.0%	21.7%	22.6%	21.7%	19,200	19,200	19,200	0	0	0	\$0.44	\$92
100,000+	23,570,900	5.3%	0.0%	5.3%	8.3%	6.2%	1,023,600	706,500	706,500	0	0	124,500	\$0.37	\$85
Subtotal	37,252,200	6.4%	0.1%	6.5%	9.2%	7.8%	1,493,800	987,100	987,100	0	0	309,000	\$0.38	\$94
MARKET TOTAL														
10,000 - 19,999	14,874,900	6.8%	0.1%	6.9%	7.7%	8.9%	414,400	119,600	119,600	0	0	32,000	\$0.52	\$97
20,000 - 39,999	17,349,700	7.7%	0.1%	7.8%	8.3%	10.6%	551,200	78,600	78,600	0	0	173,200	\$0.44	\$74
40,000 - 69,999	18,977,500	12.3%	1.0%	13.3%	13.1%	17.2%	685,000	(50,700)	(50,700)	0	0	479,300	\$0.44	\$92
70,000 - 99,999	12,941,100	14.0%	0.7%	14.8%	12.1%	16.9%	71,100	(344,100)	(344,100)	0	0	70,000	\$0.40	\$78
100,000+	177,432,500	8.8%	0.9%	9.6%	9.9%	13.3%	4,455,100	381,900	381,900	0	667,000	11,548,000	\$0.33	\$67
Total	241,575,700	9.1%	0.8%	9.9%	10.0%	13.3%	6,176,800	185,300	185,300	0	667,000	12,302,500	\$0.34	\$81
QUARTERLY COMPARISON AND TOTALS														
Q1 2010	241,575,700	9.1%	0.8%	9.9%	10.0%	13.3%	6,176,800	185,300	185,300	0	667,000	12,302,500	\$0.34	\$81
Q4 2009	241,575,700	8.5%	1.5%	10.0%	9.8%	13.7%	5,303,100	(438,900)	(4,344,000)	445,900	667,000	12,302,500	\$0.34	\$83
Q3 2009	241,129,800	8.4%	1.4%	9.8%	9.5%	13.2%	5,901,800	(822,800)	(3,905,100)	0	445,900	12,302,500	\$0.35	\$86
Q2 2009	241,129,800	8.0%	1.5%	9.5%	9.1%	13.0%	3,993,600	(1,015,200)	(3,082,300)	169,600	740,100	12,222,600	\$0.38	\$94
Q1 2009	240,960,200	7.5%	1.6%	9.1%	8.2%	11.7%	3,833,700	(2,067,100)	(2,067,100)	68,000	531,900	15,772,700	\$0.40	\$104

¹Existing space that is vacant and immediately available for direct lease or for purchase. ²Existing space that is vacant and immediately available for direct lease, sublease or for purchase. ³All space that is being marketed for occupancy, this may include space that is under construction or that is currently occupied. ⁴Calculations based on total vacancy. ⁵SF completed via new construction plus return-to-market of renovated space, less space demolished or taken off-market. ⁶All announced space (even projects without entitlements or funding). Not all this space will necessarily be built. ⁷Weighted by vacant direct lease SF. Per SF per Month. Triple Net (NNN). ⁸Straight average based on actual sales transactions. Per SF.



VACANCY RATES ARE BEGINNING TO MODERATE AS THE WEST INLAND EMPIRE IS ATTRACTING LARGE INDUSTRIAL USERS FROM INFILL MARKETS

RENTAL RATES REMAIN LOW, HOWEVER, LANDLORDS ARE BEGINNING TO REALIZE ECONOMIC CONDITIONS ARE IMPROVING.

VACANCY

The total vacancy rate ended the quarter at 9.9%, down 0.1% from the previous quarter. The vacancy rate has started to stabilize and the market correction that started in late 2007 continues. The total availability rate decreased 40 basis points to end at 13.3%. This decrease in the total availability rate signals that vacancy rates are likely to decrease in future quarters.

The vacancy rate has varied greatly by submarket. Rancho Cucamonga had the lowest vacancy rate of the region at 6.5%, down considerably from 9.2% in the previous quarter. The Mira Loma submarket has reported the highest vacancy rate at 14.4%, up significantly from 9.9% last quarter.

RENTAL RATES & SALE PRICES

The weighted average asking rental rate held steady over the quarter at \$0.34 PSF NNN. Over the past 12 months, average asking rental rates have decreased \$0.06 PSF from \$0.40 PSF NNN in the first quarter of 2009. The rate of decline in the average asking rate has slowed over this time period, and moderating vacancy rates give landlords a little more breathing room in further slashing asking rental rates.

The West Inland Empire is heavily weighted towards larger buildings. Asking rental rates for the largest space have also held steady over the previous quarter, at \$0.33 PSF NNN.

Landlords are still eager to sign early renewals with their tenants and the total amount of renewal activity that has occurred in the market is above historic averages as tenant retention remains a high priority for

landlords. The long-term deals that have been signed have very modest rental escalations and generous TI allowances, meaning that landlords expect market conditions to remain weak for some time.

Sales prices declines have also begun to moderate, decreasing \$2 PSF from \$83 PSF last quarter to end at \$81 PSF currently.

BEYOND THE NUMBERS

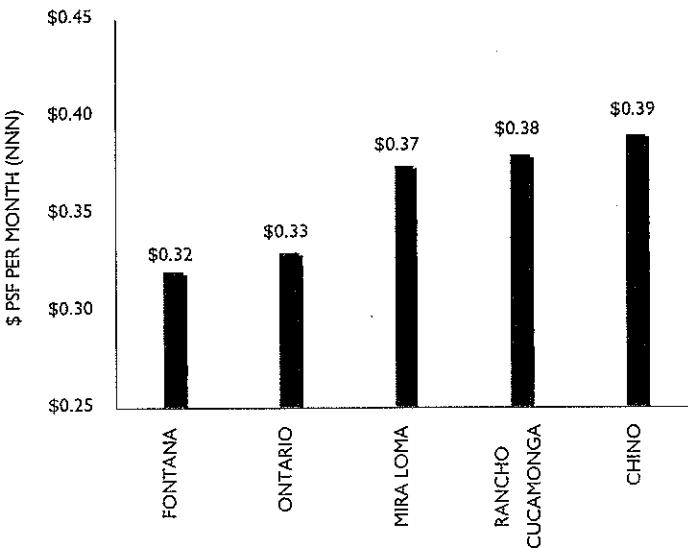
Port activity at Los Angeles and Long Beach has risen considerably in the past three months. Year-over-year volume for the combined ports was 28.2% higher in February 2010 over the numbers that were reported in 2009 with both imports and exports showing strong gains. While port activity is still far below the levels reported in 2007, the height of the industrial real estate market, any improvement in port activity is felt immediately in increased industrial absorption in the West and East Inland Empire.

While port activity has shown robust growth over the past few months there is doubt over the sustainability of the recent increase. While import activity is up 32.3% over the previous year, retail sales of goods and services have increased only 3.9 percent for this same time period.

This leads to the conclusion that the recent spike in port activity, especially imports, was more of a short term increase due to retailers restocking their shelves rather than an increase in same store sales.

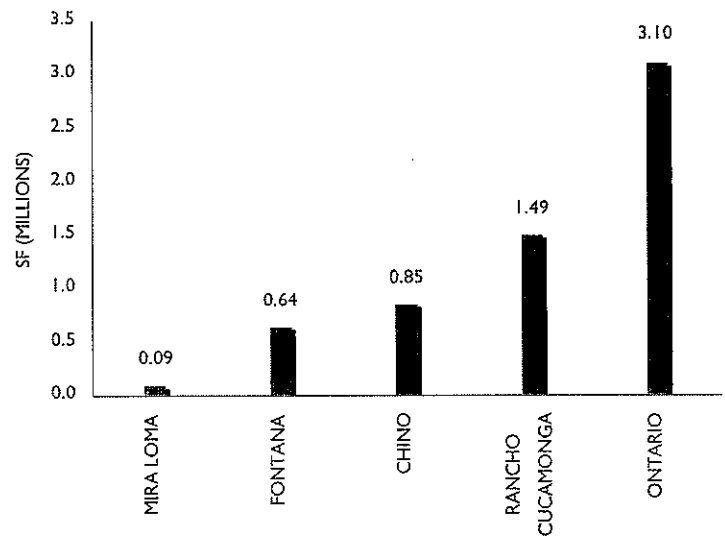
WEIGHTED AVERAGE ASKING LEASE RATES

West Inland Empire Industrial Market
Q1 2010



SALES & LEASING ACTIVITY

West Inland Empire Industrial Market
Q1 2010



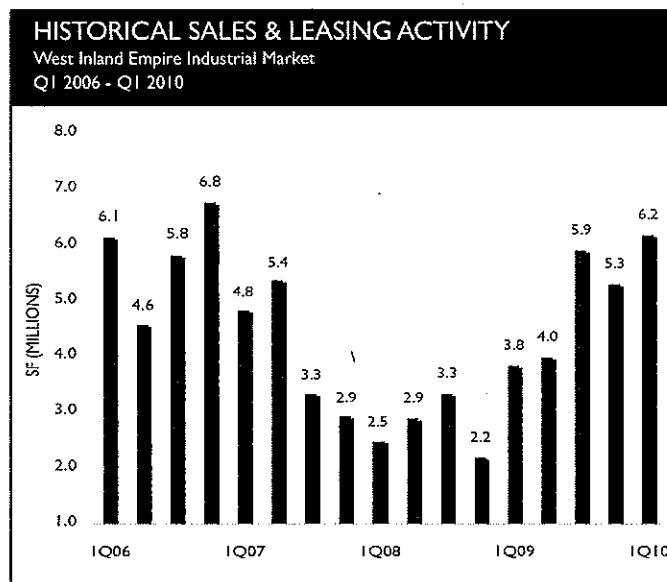
MAJOR INDUSTRIAL USERS IN WEST INLAND EMPIRE

- Coca-Cola
- Home Depot
- LG Electronics
- Natures Best
- Procter & Gamble
- Quiksilver
- Target
- Toyota
- Toyo Tire Corporation
- Trader Joe's
- Wal-Mart

This is known as inventory replenishment and accounted for the majority of GDP growth in the fourth quarter of 2009. This is a temporary increase and unless it is met with personal consumption, gains made in port activity will be fleeting. Personal consumption cannot occur until unemployment subsides or housing wealth is restored. Until these conditions are met we can expect industrial demand to remain subdued.

MARKET DESCRIPTION

The West Inland Empire is comprised of 241.5 million SF, it represents 18% of the total industrial space in the Los Angeles Basin for buildings 10,000 SF and greater. Considered the premier big-box market in Southern California, approximately 73% of the space in this market is contained in buildings 100,000 SF and greater. The vast majority (88%) of its space was built in the past 20 years. The West Inland Empire continues to attract large distributors, warehouse and logistics firms seeking to consolidate their operations into large, state-of-the-art facilities..



RECENT TRANSACTIONS & MAJOR DEVELOPMENTS

West Inland Empire Industrial Market
Q1 2010

SALES ACTIVITY

PROPERTY ADDRESS	SIZE SF	SALE PRICE	PRICE PSF	BUYER	SELLER
10808 6th St. Rancho Cucamonga	175,300 SF	\$12.5 Million	\$72 PSF	Yihua Timber Industry	Hua Qing Enterprises LLC
4651 Schaefer, Chino	130,900 SF	\$6.9 Million	\$53 PSF	J Kuo Investments LLC	Peer Properties
5695 E. Francis, Ontario	68,000 SF	\$5.1 Million	\$75 PSF	JSUN LLC	Chase Chablis LLC
4861 E. Airport, Ontario	39,400 SF	\$2.7 Million	\$68 PSF	Joinford International LLC	Biomet Sports Medicine

LEASING ACTIVITY

PROPERTY ADDRESS	LEASED SF	LEASE TYPE	BLDG TYPE	LESSEE	LESSOR
1015 S.Vintage, Ontario	572,200 SF	New	Distribution	Service Connection	MDS Realty
9050 Hermosa, Rancho Cucamonga	468,700 SF	New	Distribution	Sharp Electronics	TIAA-CREF
5431 E. Philadelphia, Ontario	432,300 SF	New	Distribution	Saddlecreek	ProLogis
9333 Hermosa, Rancho Cucamonga	276,600 SF	New	Distribution	Kuehne + Nagel	TIAA-CREF

MAJOR DEVELOPMENTS

PROJECT	DEVELOPER	SIZE SF	SUBMARKET	STATUS	ESTIMATED COMPLETION
Crossroads Business Park, Ontario	Prologis	667,000 SF	Ontario	Under Construction	TBD
West Valley Logistics Center	Hillwood Development	3.2 Million SF	Fontana	Planned	TBD
Jurupa Business Park	CBRE Investors	1.2 Million SF	Fontana	Planned	TBD

DEFINITIONS OF KEY TERMS USED IN THIS REPORT

Total Rentable Square Feet:

Industrial space in buildings with 10,000 SF or more of industrial space. Includes speculative as well as owner-occupied buildings. Excludes Research & Development (R&D) buildings (industrial buildings with at least 30% office build-out, 3/1000 parking ratio and a high level of finish). Excludes space that is under-construction or renovation.

Direct Vacancy:

Space in existing buildings that is vacant and immediately available during the quarter for direct lease or for sale, plus space that is vacant but not available for direct lease or sublease (for example, that is being held for a future commitment).

Total Vacancy:

Space in existing buildings that is vacant and immediately available during the quarter for direct lease, for sublease or for sale, plus space that is vacant but not available for direct lease or sublease.

Total Available:

All space that is being currently marketed for occupancy, includes space which may be currently occupied or which may be under construction or renovation.

Net Absorption:

Net change in occupied square feet from one period to the next (includes the impact of change in vacant space available for sublease).

Sales and Leasing Activity:

Square feet sold or leased for all known transactions completed during the quarter. Includes lease renewals. Excludes investment sale transactions.

Weighted Average Asking Rental Rates:

Weighted by square feet available for direct lease. Data is based on Triple Net rents, and excludes expenses such as taxes, insurance, maintenance, janitorial service and utilities. Reported on a monthly, per SF basis.

Average Sales Price:

Calculated using a straight average of actual sales transactions.

SF Added (Net):

Total square feet added during the quarter via construction completions, including renovated space returned to market, less total square feet taken off-market due to demolitions or conversions.

Under-Construction/Renovation:

Includes buildings that are in some phase of construction, beginning with foundation work and ending with the issuance of a Certificate of Occupancy. Also includes buildings that are under going substantial renovation.

Technical Note

Colliers International is continuously refining its database. The data shown in the historical tables and graphics in this report have been adjusted to take into account these changes in the database.

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294 OFFICES IN 61 COUNTRIES ON 6 CONTINENTS

USA 94
Canada 22
Latin America 17
Asia Pacific 64
EMEA 97

\$1.6 billion in global revenue
1.1 billion square feet under management
12,700 Professionals

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NATURAL RESOURCES DEFENSE COUNCIL

October 4, 2010

Mr. Jeffrey Childers, Project Planner
County of Riverside
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P.O. Box 1409
Riverside, CA 92502-1409
Email: jchilder@rctlma.org

RE: RIVERSIDE COUNTY RESPONSE TO COMMENTS ON RECIRCULATED ENVIRONMENTAL IMPACT REPORT FOR MIRA LOMA COMMERCE CENTER (SCH# 2002121128)

Dear Mr. Childers:

On behalf of the the Natural Resources Defense Council, we write to provide additional comments on the Re-circulated Environmental Impact Report for the Mira Loma Commerce Center ("EIR"). At the outset, we note that this environmental review document is insufficient to form the basis for informed decision under the California Environmental Quality Act. These comments supplement the comments we made in our letter to you dated, June 11, 2010. We again request that these comments and the attachments be included in the record for this project.

We continue to maintain that, after further careful review, the EIR fails in many respects to comply with the requirements of the California Environmental Quality Act ("CEQA"). In addition to the issues we raised in our June letter, which is hereby incorporated by reference, the inadequacy of the EIR due to failure to carry out CEQA's mandates extends to the following issues: trip lengths used in the EIR calculations; mitigation measures; and the project's projected greenhouse gas impacts.

I. The Asserted Trip Lengths in the EIR are not supported by substantial evidence.

The EIR offers no substantive authority for the average trips lengths used in the URBEMIS calculations for emissions. Under §15151 of the CEQA Guidelines, "[A]n EIR should be prepared with a sufficient degree of analysis to provide decisionmakers with information which enables them to make a decision which intelligently takes account of environmental consequences." Here, the EIR states that "because the project's trips will primarily be localized, short-distance trips associated with business matters or warehouse trips to Ontario Airport – and not regional, long-distance trips associated with Port warehouse activities – the average trip lengths . . . are accurate."¹ However, the EIR also states "there are no building occupants identified."² If no occupants have

¹ EIR, p. 2.0-65.

² *Id.*

been identified, then the specific type of business that will be conducted from the warehouses remains unknown. Only when the type of business is known can there be a specific understanding of whether the particular operation will require deliveries from Ontario Airport or the ports of Long Beach and/or Los Angeles. Without the actual trip starting points, the EIR cannot give sound emissions estimates that constitute true “environmental consequences.” The EIR contains no accurate basis for assertions about trip length.

The EIR states that warehouses in the Mira Loma area of similar size tend to be occupied by businesses that use the Ontario Airport rather than the ports.³ However, the EIR contains no substantial evidence to support the assertion, such as market research or statistical analysis based on locally registered businesses. Under § 15384 of the CEQA Guidelines, “Substantial evidence’ as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion.” Section 15384 continues, “[s]ubstantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.” In support of the given average trip lengths, the EIR states, “typically, the larger warehouses over 250,000 square feet accommodate goods that may come from the ports. Only one plot plan of this project is over 250,000 square feet.”⁴ Without evidence with respect to what warehouses “typically” support, this is simply a conclusory statement unsupported by facts such as, again, market research or statistical analysis of local businesses that use warehouses. “The EIR must contain facts and analysis, not just the bare conclusions of a public agency.”⁵ The EIR also fails to disclose that obtaining this market analysis would have been prohibitive. Moreover, the EIR fails to articulate how the one warehouse that it admits could support freight coming from the Ports was factored into the trip length used for the environmental review.

With projected emissions values generated from the URBEMIS regional average trip length values, the EIR has not been prepared with a “sufficient degree of analysis,” with respect to projected emissions of potentially health-endangering compounds. As the URBEMIS user’s manual says: “Trip lengths are one of the most important data elements used in calculating project emissions. Air districts or other agencies responsible environmental review should ensure that default trip length values used in their area have a sound basis.”⁶ The EIR articulates no “sound basis” for the trip length value, it simply concludes that they are “accurate,” as quoted above. Under §15151 of the CEQA Guidelines, “the courts have favored specificity and the use of detail in EIRs.”⁷ In *Kings County Farm Bureau v. City of Hanford*, the court stated, “A legally adequate EIR . . . must contain sufficient detail to help ensure the integrity of the process of decisionmaking by precluding stubborn problems or serious criticism from

³ *Id.*

⁴ *Id.*

⁵ *Santiago Water District v. County of Orange*, 118 Cal. App. 3d 818, 831 (4th Dist. 1981).

⁶ URBEMIS2007 for Windows Users’ Guide, Version 9.2, November 2007, P. C-6, available at <http://www.urbemis.com/software/download.html>.

⁷ *Whitman v. Board of Supervisors*, 88 Cal. App. 3d 397, 411 (2d Dist. 1979).

being swept under the rug It must reflect the analytic route the agency traveled from evidence to action.”⁸ Without substantial evidence and a sufficient degree of analysis, an “EIR does not comply with CEQA.”⁹

II. Proposed Mitigation Measures inadequately address projected environmental impacts

As detailed in the letter of June 11, 2010, a continuing omission in the mitigation measures is the failure to adopt all feasible mitigation measures as required by CEQA. For example, for both construction and for operations, all trucks should comply with the most recent EPA standards. Instead, the County proposes only to require that “the developer/successor-in-interest shall *provide occupants and businesses with information* related to state programs to require 2007 or 2010 EPA compliant trucks.” (emphasis added)¹⁰ Just as the ports of LA and Long Beach mandate such vehicles, so, too, can the county.¹¹

Furthermore, in the response to AQMD comment ten, the county states that the suggested mitigation measures – construction and implementation of a park & ride program and the provision of incentives to tenants to encourage the use of low sulphur fuel and particulate traps – are infeasible under § 21061.1.¹² Under that section, feasible means “capable of being accomplished in a successful manner within a reasonable period of time.”¹³ The refusal to enact the suggested mitigation measures results from the claim that because the future tenants are unknown, and thus so too the future businesses, there is no way to know the proper scale of a prospective park & ride facility; for the same reason, there is also no way to provide incentives because there’s no way to calculate the cost.¹⁴ The county’s response begs the question of what constitutes a “successful manner” and a “reasonable period of time.” The county cites no authority for either notion, so it appears that the county has decided arbitrarily. The decision based on its arbitrary declaration of infeasibility has resulted in an effective dismissal AQMD’s recommendations, an outcome that disregards the health and safety concerns of the surrounding community as represented by AQMD, a state agency whose core competency and mission is to take “all necessary steps to protect public health from air pollution.”¹⁵

III. The Revised EIR Improperly Concludes that the Project’s GHG Emissions Impact is not Cumulatively Considerable.

⁸ *Kings County Farm Bureau v. City of Hanford*, 221 Cal. App. 3d 692, 733 (Cal. Ct. App. 1990).

⁹ *Cadiz Land Co., Inc. v. Rail Cycle, L.P.*, 83 Cal. App. 4th 74, 87, 99 (Cal. Ct. App. 2000).

¹⁰ EIR, p. 2.0-86.

¹¹ Information available at <http://www.polb.com/environment/cleantrucks/trucksfaq.asp#581>

¹² EIR, p. 2.0-87.

¹³ *Id.*

¹⁴ *Id.*

¹⁵ Available at <http://www.aqmd.gov/aqmd/index.html>

In addition to our assertion in our prior letter that the “deficiencies with the air quality analysis also taint the greenhouse gas analysis,” and that the “curtailed trip analysis dramatically underestimated the emissions of greenhouse gasses associated with this project,” we note that the Southern California Association of Governments states that the Mira Loma project is “regionally significant per CEQA.”¹⁶ Under CEQA, “projects with a regionally significant impact should consider the regional context.”¹⁷ However, the EIR analysis regarding GHGs cites only statewide statistics with regard to its conclusion that “impacts on global climate change are not considered to be cumulatively considerable.”¹⁸ Under the CEQA Guidelines, in regards to such determinations, “[t]he lead agency shall identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.” By citing only to statewide figures in its “facts and analysis supporting its conclusion,” the EIR fails to properly analyze the GHG emissions of the project.

IV. A Revised Draft EIR Must Be Prepared and Re-circulated.

As in our letter of June 11, we reiterate that because of the inadequacies discussed above, the County’s EIR cannot form the basis of a lawful EIR. CEQA requires preparation and recirculation of a supplemental draft “[w]hen significant new information is added to an environmental impact report” after public review and comment on the earlier draft EIR.¹⁹ The opportunity for meaningful public review of significant new information is essential “to test, assess, and evaluate the data and make an informed judgment as to the validity of the conclusions to be drawn therefrom.”²⁰ An agency cannot simply release a draft report “that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review.”²¹

In order to cure the panoply of EIR defects identified in this letter, the County must obtain substantial new information to adequately assess the proposed Project’s environmental impacts, and to identify effective mitigation and alternatives capable of alleviating the Project’s significant impacts. This new information will clearly necessitate recirculation. CEQA requires that the public have a meaningful opportunity to review and comment upon this significant new information in the form of a recirculated draft supplemental EIR.

¹⁶ EIR, p. 2.0-47.

¹⁷ 14 CCR § 15126.6.

¹⁸ EIR, p. 2.0-81

¹⁹ Pub. Resources Code § 21092.1.


²⁰ *Sutter Sensible Planning, Inc. v. Sutter County Board of Supervisors*, 122 Cal. App. 3d 813, 822 (1981); *City of San Jose v. Great Oaks Water Co.*, 192 Cal. App. 3d 1005, 1017 (1987).

²¹ *Mountain Lion Coalition v. California Fish and Game Comm’n*, 214 Cal.App.3d 1043, 1052 (1989).

September 27, 2010
Page 5 of 5

We appreciate your consideration of our comments. Please feel free to contact us if you have any questions.

Sincerely,


Adriano L. Martinez
Project Attorney
Natural Resources Defense Council



Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

October 4, 2010

Christian Hinojosa, Planner
Riverside County Planning Department
9th Floor, CAC - P.O. Box 1409
Riverside, CA 92502-1409

RE: ENVIRONMENTAL IMPACT REPORT NO. 00450
PP NO. 18877 - SECOND SUPERVISORIAL DISTRICT


The following is to inform the reader of the Jurupa Area Recreation and Park District (JARPD), comments and concerns regarding EIR Report No. 00450. In general, the Park District is recommending that formal dialogue take place with the Developer, Riverside County Planning Department and with JARPD to discuss the following:

Open Space - The project has an identified Lot which may be deemed as Open Space/ Park Land with a concept to consider the development of a Funding and Management Mechanism for the Maintenance of the area. Funding and maintenance may be provided through the formation or annexation of a Community Facilities District, 'CFD'. The Jurupa Area Recreation and Park District currently maintains and operates CFD's throughout the Jurupa Valley.

It is known that there exists a Green Belted Linear Park along the western border to the proposed project. It is understood that the area is currently maintained through the Jurupa Community Services District and paid for through, what has been described by homeowners within the area, as a 'Mellow-Roos' funded project. We do not have verification of that.

It is our understanding that the western border of the project may be dedicating approximately 10 feet wide of land to be added to the already existing parkway. The Park District is willing to accept this land as dedicated land pending the formation or annexation of a CFD with the developer.

If you have any questions or comments regarding this subject, please contact my office at 951-361-2090.


DAN RODRIGUEZ, General Manager
Jurupa Area Recreation and Park District

XC: Board of Directors
Brenda Reynolds, Administrative Assistant - JARPD

U:\drodriguez\Dan Rodriguez\MyFiles\2010 Planning Development Projects\October 4, 2010 Letter EIR 450 or Parcel Map 18877 Business Park Planning east of Etiwanda.wpd

Board of Directors
Stephen Anderson ♦ Brad Hancock ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Larry Riddle

General Manager
Dan Rodriguez



South Coast
Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

E-Mailed: October 1, 2010
cluna@rctlma.org

October 1, 2010

Ms. Carolyn Syms Luna
County of Riverside
Planning Department
4080 Lemon Street, 9th Floor, P.O. Box 1409
Riverside, CA 92502-1409

**Review of the Final Environmental Impact Report (Final EIR) for the Proposed
Mira Loma Commerce Center Project**

The South Coast Air Quality Management District (AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance, and should be considered by the lead agency prior to certifying the Final EIR.

AQMD staff appreciates that the lead agency analyzed and quantified air quality impacts from the proposed project. The air quality analysis included consideration of AQMD staff written comments on the Draft EIR, and subsequent verbal comments. While the final air quality analysis may differ from AQMD recommended methodologies in some respects, the basic conclusions of the Final EIR would likely not change with further refinement to the air quality calculations. The lead agency concludes that air quality impacts and health risks remain significant and unavoidable during construction and operation. AQMD staff is concerned that the proposed project lacks feasible mitigation measures that could reduce these significant risks.

Specifically, the lead agency states in response to SCAQMD comment #13 that providing an entire 2010-compliant truck fleet is economically infeasible, hence no incentives or schedule to phase in a clean truck fleet is provided to clean up the fleet serving the project. This "all or nothing" approach to mitigation does not appear to be supported by the explanation provided in the response to comments. While a cost of 4 to 4.8 million dollars was found to be economically infeasible, it is not clear what is economically feasible. For example, the lead agency has not considered other alternatives such as whether only a portion of the fleet could be retrofitted or repowered, or whether retrofits could be phased in over a specified time period. These alternatives could substantially reduce the air quality health risks, and may be economically feasible. As the majority of operational emissions are from diesel trucks, AQMD staff recommends that the lead

Ms. Carolyn Syms Luna
Planning Department

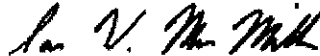
2

October 1, 2010

agency provide a more robust feasibility analysis of providing a cleaner fleet to service this project prior to certifying the Final EIR.

AQMD staff is available to work with the lead agency to address these issues and any other air quality questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Attachment

IM:DG

RVC100922-01
Control Number

Oct 4, 2010.

A quien Corresponda:-

Yo Flor Merino de la Windsor pl. no estoy de acuerdo que se construllan mas bodegas en nuestra area. El motivo, es que hay de demasiada comok para todos los niños y para uno mismo como adulto. demasiada trafico que se forma por tantos trailes. Esperando tomen en cuenta estas palabras por el bien de todos los niños que radican aqui

Atentamente
Flor

From: Stephen Anderson [sca1baa@earthlink.net]
Sent: Friday, October 01, 2010 9:47 AM
To: Hinojosa, Christian
Subject: Opposed To October 4, 2010, Director Board Item 4.3, EIR No. 450, Plot Plan Nos. 16979, 17788, 18875, 18876, 18877, and 18879.

To: Carolyn Syms Luna
Director

Thru: Christian Hinojosa
Project Planner

Dear Ms. Luna,
I am writing to oppose the continued consideration of your October 4, 2010, Director Board Item 4.3, EIR No. 450, Plot Plan Nos. 16979, 17788, 18875, 18876, 18877, and 18879.

This proposal abuts three special Mira Loma neighborhoods; Mira Loma Village, Homestead and Country Village. The first two are diverse ethnic residential communities, while the latter is a Senior Living Community. The last thing these communities need is more warehouses pollution, warehouse noise and traffic congestion stemming from warehouse trucking. The last thing Mira Loma needs is greater problems resulting from more Riverside County warehouse development.

Mira Loma already has a particulate air pollution problem that is the worst in the United States. These three special neighborhoods are already inundated and surrounded with Riverside County warehouse development.

What is the point of this proposal? Is Riverside County seeking to enforce its will at the expense of the health of the inhabitants of these residential communities?

If this proposal should go forward it should be relocated to Riverside, below the office window of Director Luna, where she will be able to monitor the pollution daily.

Thank you for your time,
Stephen Anderson
11378 Pena Way
Mira Loma, CA 91752-1620
951-360-8723

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

Charles

What the community/ies ask that you:

- Not build more warehouses
- Utilize existing empty warehouses
- Not build on every vacant lot
- Create buffer areas with trees and foliage to mitigate the impacts caused by existing air pollution sources
- A commercial center so we don't have to drive 5-7 miles for basic household needs
- Build sound walls to help lessen the noise from traffic
- Ideally it should be like a Saturday or Sunday every day with less noise and traffic
- Enforce statewide truck idling regulations as per the Clean Air Act to reduce emissions
- Enforce parking and traffic laws
- Prioritize the public's safety
- No longer target our communities for more warehouses

Please support our families by signing our petition for a healthy community for all of us.

Name	Address	Phone
1. Charles Zamathona	10940 IBERIA M.L.	951 6850865
2. Dora Lempathoua	2525 Lime St Riverside ⁹²⁵⁰¹	951 7276034
3. Alberto Pacheco	2525 Lime ST Riverside ⁹²⁵⁰¹	(951) 212-5599
4. Alexis Rodriguez	13162 Egata Dr. Moreno Valley ⁹²⁵⁵⁵	(951) 332-1836
5. Desiree Rodriguez	2525 Lime St.	(951) 295-1855
6. Daniel Rodriguez	13162 Egata Dr. Moreno Valley ⁹²⁵⁵⁵	(951) 867-2096
7. Laura Borrato	-3581-urbana av. M.L.	(951) 681-1791
8. Ramona Zamathona	10940 IBERIA M.L.	951 6850865
9. Melanie Guerrero	10940 Iberia ml.	(951) 742-1286
10. Clayton ⁹⁵¹⁻³³²⁻¹⁷⁹³ Amador	10940 Iberia ml	
11. Pamela Solis	10924 Iberia St	(951) 685-9603
12. Juana Solis	10924 Iberia St	(951) 685-9603
13. Jorge Solis	10924 Iberia St	(951) 685-9603
14. Yesenia Solis	10924 Iberia st	(951) 685-9603.
15. Jorge Solis	10924 Iberia st	(951) 685-9603

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

nosotros las comunidades les solicitamos que:

- No construyan mas bodegas
- Utilicen las bodegas vacías
- No necesitan construir en todos los lotes vacíos
- Crear una distancia de protección con arboles y otras plantas para mitigar actuales fuentes de contaminación
- Un centro comercial para no tener que manejar 5 o 7 millas para necesidades básicas
- Construir paredes de bloque para aminorar el sonido de tráfico
- Idealmente debe ser como un sábado o domingo todos los días con menos ruido y trafico
- Forzar regulaciones del estado de camiones parados con la marcha andando por el Acto de Aire Limpio para reducir emisiones
- Forzar las leyes de tráfico y estacionamiento
- La Seguridad del público tomar como prioridad
- No ser objeto para mas bodegas

Favor de apoyar nuestras familias y firmen nuestra petición para una comunidad saludable para todos.

<u>Nombre</u>	<u>Domicilio</u>	<u>Teléfono</u>
1. Norma Bahona	10991 Iberia st.	(951) 847-5571
2. Jennifer Cortina	10991 Iberia st.	(951) 847-5571
3. Cesar Del S. In	10917 Iberia st	(909) 921-2932
4. Martha Terrones		(909) 921-2932
5. Jesus BAUC DELFIN	10917 IBERIA ST	909 912 9835
6. Sandra Vazquez	10917 Iberia st	(909) 767-8090
7. Blanca Tang	10917 Iberia St.	(951) 685-5895
8. Eduardo Cassia	10929 IBERIA ST.	(951) 360-5644
9. Tito Rojas	10923 Iberia st.	11 11 11
10. Angel L. Sanchez	10981 Iberia st	(951) 681-0938
11. MARIA HERRERA	11	11 11
12. Luis Barajas	10916 Iberia st	(909) 645-6556
13. SALVADOR OCHOA	10941 IBERIA ST	951-220-9905
14. SARAH OCHOA	10941 IBERIA st.	(951) 220-4304

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

the community/ies ask that you:

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Please support our families by signing our petition for a healthy community for all of us.

- Name Anthony Quezada Address 10930 IBERIA ST Phone 6811737
1. CAVONIA VAQUERIANO 10909 IBERIA ST 360.6537
 2. Maria Amelia Garcia 10909 Iberia St. (951) 3606537
 3. ANTONIO SANCHEZ
 4. Franklin Vaquerano
 5. Luis Barajas 10916 Iberia St (909) 645-6556
 6. Maria Angela Sanchez 10925 Iberia St Miraloma ca. 91752
 7. Francisco Sanchez 10925 Iberia St Mira Loma ca.
 8. Nayeli Sanchez 10925 Iberia St Miraloma CA
 9. Mayra Sanchez 10925 Iberia St Mira Loma CA
 10. Jasmin Sanchez 10925 Iberia St Mira Loma ca.
 11. Olivia Sandoval 10962 Iberia St. Mira Loma Ca. 91752
 12. [Signature]
 13. Rosualdo Tinajero
 14. Filomeno Borroyo C. 3581 Urbana (951) 681-1791 av. Mira Loma
 15. Javier Tinajero 10962 IBERIA ST. Mira Loma Ca. 91752

**Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental**

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Gene

Please support our families by signing our petition for a healthy community for all of us.

~~COUNTRY VILLAGE~~

Name	Address	Phone
1. <i>Charles Staple</i>	<i>3570 Eve Circle</i>	
2. <i>Tom HIRSCH</i>	<i>3601 Eve Circle #E</i>	
3. <i>Linda Johnson</i>	<i>3661 - Eve Circle - Cal</i>	
4. <i>David [unclear]</i>	<i>3581 EVE CIRCLE C Cal</i>	
5. <i>Charles A. [unclear]</i>	<i>3411 Eve Circle Apt K</i>	
6. <i>Norma [unclear]</i>	<i>10357 N Lynn Cir, Apt E</i>	
7. <i>Jimmie [unclear]</i>	<i>10451 N. Lynn Cir, Apt C</i>	
8. <i>M. Flick</i>	<i>3580 Eve Cir 'K'</i>	
9. <i>DAVID E GRAY</i>	<i>10440 N. Lynn Cir</i>	
10. <i>David [unclear]</i>	<i>40 E</i>	
11. <i>[unclear]</i>	<i>56A EMMA ST</i>	
12. <i>Remis Benson</i>	<i>17470 N. LYNN CIR</i>	
13. <i>[unclear]</i>	<i>3797 EVE CIR. APT L</i>	
14. <i>Proffitt [unclear]</i>	<i>1321 W. Madison A. St.</i>	
15. <i>Eudoxia [unclear]</i>	<i>3761 EVE CIR Apt D</i>	

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

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- Forzar las leyes de tráfico y estacionamiento
- La Seguridad del público tomar como prioridad
- No ser objeto para mas bodegas

Favor de apoyar nuestras familias y firmen nuestra petición para una comunidad saludable para todos.

~~Country Village~~

Nombre	Domicilio	Teléfono
1. Vanda S. Zapata	3761 Eve Circle #E	951-321-3036
2. [Redacted]	3771 EVE CIR APT G	
3. Joyce Dufree	3770 EVE Cir Apt. C	951-685-6029
4. Sharon Burch	3680 EVE Circle ^{Apt} M	951-685-3145
5. Carl Buchbank	1033 SACRAMENTA ST ^{ONTARIO}	909 222 2459
6. Rachel Hausberg	3229 ASHGATE PL ONTARIO	909-638-3579
7. Patricia Heath	3688 Eve Circle Mariposa	
8. Marylu Dand	3671 Eve Circle #D	
9. Linda Carrington	3770 #G EVE CL.	
10. Kimberly Boyer	8694 DUIDA Riv. CA. 92304	
11. Dennis Lee	3940 EVE CIR CA 91752	
12. Ray Rodda	7421 3rd ST Riverside	
13. [Redacted]	3786 Eve Circle Riverside	
14. Glenn Foster	5020 Trail St Norco	

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

Stella

We the community/ies ask that you:

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Please support our families by signing our petition for a healthy community for all of us.

- | Name | Address | Phone |
|-------------------------------|----------------------------------|-------------------------|
| Stella S. Borrillo | 10928 Lansford St. | 951-685-1208 |
| 1. Lila M. Latham | 10916 Lansford St. Miraloma, Ca. | 9-1752 |
| 2. Daniel A. [unclear] | 10928 Lansford St Miraloma Ca. | 91752 |
| 3. Nanner A. [unclear] | 10935 Lansford St CA | 91752 |
| 4. Yolanda Ortega | 10942 Kenmore St Mira Loma Ca. | 91752 |
| 5. Martin [unclear] | | |
| 6. Cynthia McDonald | 10906 Lansford St Mira Loma | 91752 |
| 7. Gabino Garcia | 10899 Lansford St Miraloma Ca | 91752 |
| 8. Marcy Gomez | 10899 Lansford St. Miraloma Ca, | 91752 |
| 9. Roberto Hernandez | 10899 Lansford St Miraloma Ca | 91752 |
| 10. Marvin Zambrano | 10899 Lansford St Mira Loma CA. | 91752. |
| 11. Paz Ortiz | 10896 Lansford St Mira Loma CA | 91752 |
| 12. Maria A. [unclear] | 10891 Lansford St. Miraloma CA | 91752 |
| 13. Kelly Munday | 10873 Lansford St Mira Loma | 91752 |
| 14. Graciela Garcia | 10868 Windsor Pl miraloma | |
| 15. Jose Garcia | 10868 Windsor Pl miraloma | |

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

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Name	Address	Phone
1. Guillermo Sanchez	10872 Windsor PL	
2. Pedro Villagrana	10899 Windsor Pl	
3. Monica Garcia	10908 Windsor PL	
4. Paul Hively	10919 Windsorpl.	
5. Holly Hively	10919 Windsor place Miraloma, Ca	
6. CHRIS GALLEGOS	10920 Windsor. pl. Miraloma. CA-	
7. JOSE A. Garcia		
8. Alejandro Perez	10930 Windsor pl.	
9. Elder Monroe	3750 Urbana AVE	
10. Mirala	CA 92752	
11.		
12.		
13.		
14.		
15.		

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

We the community/ies ask that you:

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Please support our families by signing our petition for a healthy community for all of us.

<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Richard Gonzalez	10971 Iberia St. ^{Mira} Loma	217-9242
2. Jaime Martinez	10962 Iberia St, Mira Loma	909-5619760
3. Daniela zoto	1062 Iberia St. Mira Loma	909-6443211
4.		
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**Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental**

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Name	Address	Phone
1. <u>Jim M. Ait</u>	<u>170 E 6th St</u>	<u>(405) 473-7672</u>
2. <u>Angela B. Jeff</u>	<u>170 E 6th St.</u>	<u>(206) 371-4515</u>
3. <u>Katie Feller</u>	<u>170 E. 6th St.</u>	<u>(914) 844-5049</u>
4. <u>Julie Juarez</u>	<u>170 E. 6th St</u>	<u>(626) 255-4155</u>
5. <u>Jay's Spivey</u>	<u>170 E. 6th St</u>	<u>(404) 861-0668</u>
6. <u>Jonas Knok</u>	<u>170 E. 6th St.</u>	<u>(749) 350-4306</u>
7. <u>Thuy Ly</u>	<u>170 E. 6th St.</u>	<u>(619) 735-2177</u>
8. <u>Anna Letestue-Luna</u>	<u>170 E. 6th St</u>	<u>(510) 847-4098</u>
9. <u>Chroma Enweasar</u>	<u>170 E. 6th Street</u>	<u>(909) 518-5113</u>
10. <u>Rachel Ramirez</u>	<u>170 E 6th</u>	<u>(773) 428-2725</u>
11. <u>Doug Farukhan</u>	<u>170 E 6th St</u>	<u>(202) 441-0936</u>
12. <u>Anna Gibson</u>	<u>170 E 6th St</u>	<u>(414) 801-6465</u>
13. <u>Joshua Nankin</u>	<u>170 E 6th St</u>	<u>(602) 881-4998</u>
14. <u>POSSA PAUL</u>	<u>1050 N. MILES AVE</u>	<u>(909) 544 7110</u>
15. _____		

**Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental**

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Gary Lent	170 East 6 th street, Claremont CA	
2. Joanna Ladd	170 East 6 th St, Claremont CA	(501) 442-7401
3. Andy Sany	170 East 6 th Street, Claremont, CA	(916) 798-7632
4. [Signature]	170 East 6 th Street, Claremont, Ca	
5. Kyle Weber	170 E 6 th St, Claremont, CA	(925) 451-0832
6. Cole Craddock	170 E 6 th St, Claremont, CA	(909) 709-1996
7. Joanna Ladd	170 E 6 th St, Claremont, CA	(301) 461-1306
8. Mary Munoz	1050 N. Mills Ave, Claremont, CA	909-767-2906
9. Samuel Grene	1050 N Mills Ave Claremont, CA	909 464 9660
10. Amy Jagger	1050 N. Mills Ave Claremont CA	949 285 2467
11. Melanie Epstein	1050 N mills Ave. Claremont CA	(971) 998 5641
12. Anne Marie Tse	Box 803 PZ	909 451 1179
13. Karim Lathor	Box 971	802-380-9466
14. Elizabeth Williams	Box 619 Pitzer College	(323) 350 2113
15.		

**Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental**

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Name	Address	Phone
1. SAM SARGON	10408 1050 N. Mills	X
2. Vincent Giannotti	1050 N Mills Claremont	
3. Alex Smith	" " " "	
4. GERAL KORMAN	" " " "	X
5. Isabel Harbaugh	742 N Amherst Ave	(206) 501-1966
6. Jessie Coleman	1030 Columbia Ave Claremont	(503) 307-5957
7. Madeline Sheldon	1030 Columbia Ave, Claremont	(206) 200-4401
8. Bob Sank	3752 Live Oak Dr., Pomona	
9. Ryan Waldman	340 E Foothill Blvd, Pomona	
10. Kimberly Oprie	1465 S Berendo Ave Gardena, CA 90247	(310) 413-5419
11. Anadia Tucker	129 Woods Run Rollinsford NH 03857	
12. ANDREW GRENIB	268 ELIZABETH DR. Pt. Roberts WA 98281	(360) 320 3587
13. Phoebe Duvall	11042 Fairfax st. Denver, CO 80220	720-3008-1317
14. Zoey Circo	1050 N Mills Ave Claremont, CA 91711	PO BOX 347 860 329 1332
15. Kellen Wohl	1050 N Mills Ave Claremont, CA 91711	#650 X

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Name	Address	Phone
Elisea Mendoza	1460 W Foothill Blvd #187 Upland CA 91786	909/7229955
1. Jixi He	Pomona College Oldenberg 363	909/2670695
2. Bryce CEFIELD	PETZER COLLEGE	661-644-6707
3. Jesse Caro	Pomona College	914-924-8869
4. Nathan Gardner	170 E. 11th St. Box 574 91711	5712286412
5. Michelle Kretsch	Pomona College	909-809-7364
6. Colleen Harte	Pomona College	(480) 316-2545
7. Mariee Pearson		(909) 6254355
8. Nash Wilkin	HMC	909 623 4221
9. Milo Tow	HMC	650 906 3103
10. Sara Krauthauer	scripps	952-261-8448
11. Kate Hoffman	SCR	206-335-4404
12. Rebekka Manzella	PZ	(310) 923-5283
13. AMARSA VEMULKAR	HMC	
14. Ching Tung	CMC	
15. Jeffrey Hemphill	HMC	626 676 2027

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Dawn Bickett	170 E. 6th St. Suite 132, Box 449 Claremont, CA 91711	(915) 552-4984
2. Lukas Martincik	170 E. 6th St. Suite 132, Box 698 Claremont, CA 91711	408-674-2760
3. Casey Davis-Van Atta	170 E. 6th St., Suite 132, Box 524 Claremont, CA 91711	(651) 214-7249
4. Samantha Meyer	170 E. 6th St. Suite 132, Box 715 Claremont, CA 91711	(773) 936-8772
5. Elizabeth Ng	170 E. 6th St. Suite 132, Box 724 Claremont, CA 91711	(908) 872-9103
6. Alison Cantor	1147 Oxford Ave Claremont, CA 91711	(206) 409-4589
7. Halley Everall	1147 Oxford Ave. Claremont, CA 91711	720-231-9201
8. Janna Rigby	170 E. 6th St. Suite 132 Claremont, CA 91711	
9. Michael Newace	340 E. Foothill Blvd Claremont, CA 91711	(915) 471-0134
10. Matalys Rotan	1050 N Mills Ave #722 CLAREMONT, CA 91711	(909) 243-3006
11. Jon Troth	1050 North Mills Ave	650-432-8721
12. Michael Rosoff	1050 N Mills Ave	(310)-367-0781
13. Keren Yi	1650 N Mills Ave	909-451-3899
14. Liza Bastur	1050 N Mills Ave	(314) 591-7979
15. Chubo Ezeko	1703 East 2nd St NORTH AVE. 91711	202-446-8523

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. <u>Elena Seung</u>	<u>170 E. 6th St.</u>	<u>(773) 814-0241</u>
2. <u>Jillie Wu</u>	<u>170 E 6th St</u>	<u>(626) 628-6311</u>
3. <u>Jereen Kwom</u>	<u>170 E 6th St</u>	<u>(581) 203 5521</u>
4. <u>Zach Barnett</u>	<u>" "</u>	<u>909 267 4506</u>
5. <u>Jan Hubbard</u>	<u>" "</u>	<u>626 - 326 0000</u>
6. <u>Zach Barnett</u>	<u>" "</u>	<u>781 801 6360</u>
7. <u>Dan Cull</u>	<u>170 E. 6th St. Box #470</u>	<u>(708) 497-0159</u>
8. <u>Marissa Gray</u>	<u>1030 Columbia Ave #321</u>	<u>(360) 710-4414</u>
9. <u>Katarina Hicks</u>	<u>170 E 6th St</u>	<u>(310) 994-4296</u>
10. <u>Brianna Burke</u>	<u>" "</u>	<u>(970) 250-9002</u>
11. <u>Lida Hernandez</u>	<u>170 E 6th St.</u>	<u>909, 454 5441</u>
12. <u>Emin Finnich</u>	<u>Pomona</u>	<u>921-237-6766</u>
13. <u>Sydney Miller</u>	<u>CMC</u>	<u>317-506-2820</u>
14. <u>Cynthia Gama</u>	<u>1050 N. Mills Ave</u>	<u>(805) 453-7040</u>
15. <u>Nisha Williams</u>	<u>Pitzer College 1050 N Mills Ave. Box 909 Claremont, CA 91711</u>	<u>(562) 991-7861</u>

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. <u>Samira Nedengadi</u>	<u>170 E. Sixth St, Claremont CA</u>	<u>(503) 267-8257</u>
2. <u>Laura Carr</u>	<u>170 E. 6th St. Smith Campus Center Suite 118 Mailbox #858</u>	<u>(805) 550-1904</u>
3. <u>Eli Omernick</u>	<u>170 E. 6th St. Claremont, CA Center Suite 118 Mailbox # 1088</u>	<u>(920) 421-0972</u>
4. <u>Ge Zhang</u>	<u>170 E. 6th St. Claremont, CA Mailbox #1314</u>	<u>(909) 267-5260</u>
5. <u>Leon Aguiño</u>	<u>1050 North Mills Ave. Claremont, CA 91711</u>	<u>(909) 342-7005</u>
6. <u>CLINDY DONIS</u>	<u>6126 King Ave</u>	<u>323. 440. 4789</u>
7. <u>Guillaume Dubois</u>	<u>1050 N. Mills Ave. Claremont</u>	<u>909 374-6879</u>
8. <u>Abx Ferré</u>	<u>1050 N. Mills Ave. Claremont, CA, 91711</u>	<u>858 531 9313</u>
9. <u>Clare Berkman</u>	<u>170 N Mills Ave, Claremont CA</u>	<u>(679) 59-4030</u>
10. <u>BRIANNA MOFFITT</u>	<u>1050 N Mills Ave, Claremont, CA</u>	<u>(761) 225-7637</u>
11. <u>Francisco Solorza</u>	<u>1050 N Mills Ave, Claremont CA</u>	<u>(505) 903-571</u>
12. <u>Raven Jones</u>	<u>1050 N. Mills Ave, Claremont, CA</u>	<u>909 437-1108</u>
13. <u>Jinak Tull</u>	<u>Ritzer</u>	<u>609-947-3888</u>
14. <u>Jake Harber</u>	<u>1050 N. Mills Ave.</u>	<u>541-914-7137</u>
15. <u>Samuel Jones</u>	<u>1050 N. Mills Ave.</u>	<u>618-201-4205</u>

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Miriam Shiffman	170 E 6 th St.	412-977-8091
2. Naama Schweitzer	170 E 6 th St	971-404-8250
3. Mike Danek	170 S 6 th St #885	773-297-5834
4. Jake Rollins	2114 Hawk St.	809-915-8090
5. Aaron Altman	170 E 6 th St.	203-671-5167
6. Juliette Walker	170 E. 6 th St.	608-669-7703
7. Rose Igneware	170 E 6 th St.	832-794-5082
8. Teresa Foster	170 E. 6 th St.	608-474-0706
9. Kristen Leneberg	170 E. 6 th St	206-434-1067
10. Shannon Washington	170 E. 6 th St.	(708) 752-1804
11. Alejandra Vega	170 E. 6 th St	(832) 293-5635
12. Natalie Orenskin	170 E. 6 th St.	(510) 219-5513
13. Charles Vallejo-Anderson	170 E. 6 th St.	503-475-8940
14. Courtney Christenson	170 E. 6 th St.	(952) -405-7933
15. Hannah Gray	170 E. 6 th St.	734 883 6241

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1. <u>Sam Jo Yeo</u>	<u>Pomona College</u>	<u>909 575 7118</u>
2. <u>Jessica Irvine</u>	<u>Pomona College</u>	<u>818 618-3805</u>
3. <u>Frances Hurdley</u>	<u>Pomona College, Claremont</u>	<u>505-412-8653</u>
4. <u>Eldridge Green</u>	<u>Pomona College, Claremont</u>	<u>901-270-8571</u>
5. <u>Allison Miller</u>	<u>Pomona College, Claremont</u>	<u>571 451 3961</u>
6. <u>Cati Crawford</u>	<u>Pomona College</u>	<u>620-740-5603</u>
7. <u>Marco Lobra</u>	<u>Pomona College</u>	<u>905-701-9572</u>
8. <u>Amy Li</u>	<u>PC</u>	<u>(312)714-5629</u>
9. <u>Anne-Marie Bivica</u>	<u>Pomona College</u>	<u>(608)449-0267</u>
10. <u>Vivian Chou</u>	<u>Pomona College</u>	<u>(608) (510) 529-1214</u>
11. <u>Ben De Winkle</u>	<u>Pomona College</u>	<u>616-745-3779</u>
12. <u>Mahda Amin</u>	<u>Pomona College</u>	<u>703-300-4248</u>
13. <u>Kathryn Castro</u>	<u>"</u>	<u>360-4188</u>
14. <u>Melinda Liu</u>	<u>Pomona College</u>	<u>(949) 701-6777</u>
15. <u>Kevin Wang</u>	<u>Pomona College</u>	<u>626 660 6205</u>

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Name	Address	Phone
1. CJ Verbach	170 E 6 th St Claremont, CA 91711	206-234-6217
2. Alvin Sangsornwong	170 E. 6th St. - 784 Claremont, CA 91711	317-225-6639
3. Kimberly Aldinger	170 E 6 th St Claremont, CA 91711	906-871-6132
4. Cuyapi Scott	1030 COLUMBIA AVE, CLAREMONT, CA 91711	224 6250875
5. Chrysanthe Olthmann	170 E 6th Street Claremont, CA 91711	(908) 370-9113
6. Joe DeBlasio	340 E. Foothill Blvd. Claremont, CA 91711	(503) 319-5999
7. Kate Pluth	1030 Columbia Ave Claremont, CA 91711	(253) 227-9514
8. Yu Kyung Kim	250 N College Park Drive Apt P35 Upland, CA 91786	(911) 701-0353
9. Katie Lyman	1050 No. Mills Ave 48 Benedict St Claremont, CA 91711	(914) 707-2871
10. Alvin Sangsornwong	1649 1A0450 A CLAREMONT CA 91711	909-451-3696
11. Alvin Sangsornwong	Part of the E. Foothill Center 909. 607-137	
12. Jenny McClinton	170 E 6 th St Claremont, CA 91711	214-649-8863
13. Morgan Chalmers	170 East 6 th St Claremont, CA	978-855-4727
14. Bridgette Depay	170 E 6 th St Box 1309 Claremont CA 91711	917-214-1746
15. Sameera Hokkar	170 E Sixth St Box 1522 Claremont CA 91711	

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. <u>Emelia P. ...</u>	<u>170 E. 6th St., suite 132, Box 2, Claremont, CA</u>	
2. <u>Lindsey ...</u>	<u>1030 N Columbia Ave #239 Claremont, CA 91711</u>	<u>(925) 989-0127</u>
3. <u>Caitlin ...</u>	<u>742 N. Amherst Ave #777 Claremont, CA 91711</u>	
4. <u>Jahid ...</u>	<u>P.O. Box 1375 Davidson, NC 28036</u>	
5. <u>Bill ...</u>	<u>1050 N. Mills Ave, Claremont, CA 91711</u>	<u>(973) 699-5286</u>
6. <u>Graciely Rodriguez</u>	<u>170 E 6th St #1570, Claremont, CA</u>	
7. <u>[Signature]</u>	<u>1113 N. Alhambra St. Alhambra, CA</u>	
8. <u>Arielle Brown</u>	<u>170 E. 6th St. suite 132 ^{box 2} Claremont, CA 91711</u>	<u>(925) 524-3400</u>
9. <u>Theresa Shaw</u>	<u>244 Greentree Rd Upland CA 91786</u>	
10. <u>Rebecca Aronson</u>	<u>1030 Columbia Ave #105</u>	
11. <u>Marshall Anderson</u>	<u>1050 N. Mills Claremont, CA 91711</u>	
12. <u>Rebecca H. ...</u>	<u>#628 1050 N Mills ave Claremont, CA 91711</u>	<u>(925) 595-9610</u>
13. <u>Tom Slade</u>	<u>1001 NW Lovejoy Portland, OR</u>	<u>503-704-1098</u>
14. <u>theory fractee</u>	<u>170 E. 6th St., Claremont, CA</u>	<u>(718) 213-3953</u>
15. <u>Steven Chan</u>	<u>170 E 6th St., Claremont, CA #170</u>	<u>(909) 981-3752</u>

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1. Hwang, Lu Ha	170 E 6 th st. Claremont, CA	909-972-9370.
2. Dylan Farrell	1050 N Mills Ave	207 251 3430
3. H. Ricardo Trevino	1896 Central Ave, Upland	909-607-2239
4. J. Dobose	120 E. Bonita Ave. Claremont	909-621-8652
5. Dina Benson	170 E 6th St, Upland Claremont	909-510 6205
6. Brennan Byrne	11	(256)-54-0041
7. [Signature]	170 E. 6th St. #1551	646.875.8267
8. Jessie Stern	170 E. 6th St. #1619	(805)798-0690
9. Claire Roberman	170 E 6th St #1127	617-512-7965
10. Eryn Espiritu	170 E 6th St #907	760-994-3427
11. Lucas Wrench	170 E 6th St #1222	425-953-9746
12. Josh Rosenberg	170 E. 6th St #1125	(908) 723-0560
13. Charlotte Dohrn	170 E 6th St #897	206 498 8445
14. Audrey Dunne	170 E. 6th St. #903	401 258 4615
15. Will Hummel	170 E. 6th St #1405	224 623 3867

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Sarah Kinicki	170 East Sixth St.	978-201-2003
2. Kelly Park	170 E. Sixth St	714-329-1381
3. Nicholas Gerber	170 E. Sixth St	512-590-9249
4. Joel Fishbein	170 E. 6 th St	610 662 9165
5. Sheldene Zarutskan	170 E 6 th St	916-992-3031
6. Emery Dorman	170 E. 6 th St.	303.807.4251
7. Mich Berman	170 E 6 th St #836	217-840-5995
8. Justin Elhi	170 E 6 th St. #905	605-840-0758
9. Adam Chung	170 East Sixth St. #870	248-835-2015
10. Zoe Carlberg	" " #1263	978 578 4870
11. Rachel Ekairab	" #1320	917-734-1819
12. Toby Hollis	170 East Sixth St. #970	510-655-5233
13. Evan Riels	170 E 6 th St 916	404 916 2201
14. Cady Moore	170 E. 6 th St.	909-896-6103
15. Anatolia Evancion-Raku	170 E. 6 th St. #908	858 775 6676

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Zipporah Smith	170 E. Street	909-200-5833
2. Claire Mueller	170 E. Sixth St.	402-499-8505
3. Hunter Dukes	170 E. Sixth st	508-525-5086
4. Mindy Hagan	"	626-253-7547
5. Jose Maher	"	914-380-2144
6. John Russell	170 E. Sixth St	602-672-2990
7. Trevor Flynn	170 E. Sixth St	925-989-7843
8. Evan Feenstra	204 S. Dartmouth St.	530-400-4919
9. Keun Wang	170 E. Sixth St.	626-660-6805
10. Dominique Exumé	170 E Sixth St	619-417-3197
11. James Heo	170 E Sixth St.	760 533-7262
12. Jaw Hosang	170 E sixth st	308-934-0895
13. Sarah Appelbaum	170 E. 6 th St.	541.913.9867
14. Rachel Lee	"	425-999-1569
15. Anne-Claire Saint Georges	170 E 6 th St	808-428-3793

Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental

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Name	Address	Phone
1. Frank Sanchez	170 E. 6 th St.	(512) 461-0534
2. Stella Perry	170 E 6 th St.	(860) 389-1961
3. Jim Dade	170 E. 6 th St.	413 253 7226
4. Valentine Serran	170 E 6 th St.	(214) 528 0089
5. Luis Palma	170 E 6 th St	(941) 584 0212
6. Mike	170 E 6 th St	(203) 84-7987
7. Nancy Johnson	170 E 6 th St	(817) 254-6293
8. Alice Hilton	" "	(706) 6142971
9. Sophia Lopez	170 E 6 th ST	(508) 642-7630
10. Cecily Britner	" "	949 922 0673
11. Tracy Zhao	" "	248 563 0812
12. Morgan Chalmers	" "	978 855 4727
13. Claire Yuen	" "	(415) 595-3426
14. Anna Ray	" "	(903) 436-5418
15. Zach Schudson	" "	(858) 337-6830
16. Zeila Zahedi	" "	(520) -910-3920
17. Meryl A Seward	" "	(661) 331-4512

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Michael Lu	Pitzer	909-450-1889
2. Deonte Baker	BMC	(323) 229-0833
3. Adam Hanbing-Sun	Pitzer	(203) 921-6174
4. Melissa Munoz	Scriffs	(50) 855-9596
5. Rachel Gregory	Pitzer	(206) 977-6416
6. Dialitca Sali	Pomona	347-420-9482
7. Dannielle Antone	Pitzer	415 320 9223
8. Angie Tyler	CMC	206 769 2782
9. Tiffany Wu	Pitzer	626-695-0109
10. Zach M. Ider	PZ	949 351 7603
11. Clinton Alaway	PZ	208 818 4171
12. MA Pitzer	CMC	310 882-0526
13. Annie Jalota	CMC	714-707-8557
14. Kendall Kritzik	CMC	480-239-1119
15. Jan St. Lawrence	PZ	650 678 6899

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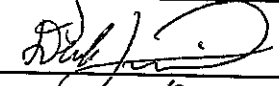
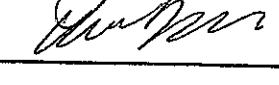
<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Amber Datt	Pomona College	808 937 9377
2. Samantha Aey	Pomona College	805-403-3216
3. Colum McWhidday	Pomona	870-756-8078
4. Angie Caserman	Pomona College	408-309-7082
5. Jani Chel	Pomona College	709.626.2197
6. Liz	Scrapps	858 335 8012
7. Hope	Scrapps	626 215 9635
8. Christie	Pitzer	323.970.5219
9. Andrea King	Scrapps	510-384-8772
10. Sylvan Losco	Pitzer	916-266-1075
11. Claire Constable	Harvey Mudd	858 699-5695
12. Fumi Fujikawa	Pitzer	909 436 7372
13. Ying Zeng	POM	404-395-9661
14. Susy Seibel	Pitzer	206 617 3205
15. Adriana Holter	Pitzer	706 970 8319

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Name	Address	Phone
1. Libby Kokemoor	170 E 6 th St #1443	715-828-3759
2. 	170 E 6 th St	909-621-8000
3. 	170 E 6 th St	425-802-4704
4. Carolyn Bacon	170 E. 6 th St. #1228	503-866-0568
5. Louis Gallardo	170 E. 6 th St.	(203) 482-9927
6. Karin Parfitt	2555 King Way, Claremont	909 267 9689
7. Tommy Li	170 E. Sixth St Sells Box 1471	413 262 6617
8. Elizabeth Brown	170 East 6 th St	
9. Zach Barnett		781 801 0360
10. Hannah Snyder	170 East 6 th St, Claremont	503-473-2616
11. Lanna Schechter	177 Princeton Ave, Claremont	401 477-3513
12. Daniel Wagner	PMU	814-730-9718
13. Philip Gensh	105 D N Mills Ave	918-289-9162
14. Joseph McCann	12 Stonebrook Lane, Ros Cob, CT	(203)-576-5518
15. Mshe Earnest	5020 Wood Point Rd	202-672-5017

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Name	Address	Phone
1. Justine Dodson	742 N. Amherst Ave. Claremont CA 91711	
2. Daniel Law	170 E. 6 th St. Ste 135, Box 211 Claremont, CA 91711	
3. Evelyn Duarte	1030 Columbia Ave #428 Claremont, CA 91711	
4. Jin Byrne	1030 Columbia Ave #0246 " " "	
5. Kate Craddock	1030 Columbia Ave #291 Claremont, CA 91711	
6. Miles L. Itson	742 N. Amherst Ave Claremont CA 91711	
7. Anna Frasco	1030 Columbia Ave #309 Claremont, CA 91711	
8. Orissa Stewart-Rose	1030 Columbia Ave #920 Claremont, CA 91711	
9. Jackie Salena	1030 Columbia Ave #892 Claremont, CA 91711	
10. Amalia Nelson	505 Evelyn Ave, Albany, CA 94706	
11. Tsabel Cohen	#11 1030 Columbia Ave. CA 91711	
12. Donielle Kaufman	1030 Columbia Ave, Box 273 #20 Claremont, CA 91711	
13. Alana MacWhorter	1030 Columbia #693 Claremont, CA 91711	
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Name	Address	Phone
1. <i>Brynni [Signature]</i>	<i>Pomona College</i>	
2. <i>Christina Bejjani</i>	↓	
3. <i>Neima Rahim</i>	↓	
4. <i>Joel Detweiler</i>	↓	
5. <i>Alison Blume</i>	↓	
6. <i>Ian Gallogly</i>	↓	
7. <i>Jonathan Wang</i>	↑	
8. <i>[Signature]</i>	↓	
9. <i>Mala Karnani</i>	<i>Pitzer College Box 492</i>	<i>760-524-8986</i>
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Name	Address	Phone
1. Puja Patel	Pitzer College	(626) 827-6418
2. Mireen	PZ College	(559) 907-1025
3. Adam Mandel-Saft	PZ College	(210) 840-2500
4.		
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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Eden Maloney	250 De Neve Drive ^{Room 602} Los Angeles CA 90024	(917)-837-0548
2. Gabe Romero	170 E 6th Street, Claremont, CA 91711	626-922-8136
3. Laura Berman	170 E 6th Street Claremont, CA 91711	(602)319-9247
4. John Haste	170 East Sixth Street, Claremont, CA 91711	(510)866-4243
5. Alex Nakao	170 E 6th St Claremont, CA 91711	828-927-6048
6. Jiniya	170 E 6th St Claremont CA	9096359
7. Ian Chua	170 E 6th St Claremont CA 91711	909 477-7498
8. Lauren Zielske	170 E 6th St Claremont CA 91711	615 4987004
9. Alex Goldman	170 E 6th St. Claremont CA 91711	9095447407
10. Carol Chin	SRIPPS	(626)398048
11. Jacob Helley	CMC	301-204-5997
12. Adam Brodsky	Pz	617-312-9759
13. Stefan Valleillo	Pz Claremont, CA 91711	530-902-7067
14. Olivia Graham	CMC	(505)301-7781
15. Emma Fisher	Piber	866-9144185

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Name	Address	Phone
1. Amaru Tejeda	170 E 6 th Street	(323) 893-2549
2. Kendra Francis	170 E. 6 th St.	(425) 802-0325
3. Quini Jester	170 E. 6 th St.	(540) 598-0881
4. 	170 E 6 th St	512 228 - 9004
5. Brendan Bartanes	170 E. 6 th St.	253 651 0376
6. Eli Kaplan	170 E. 6 th St.	847 722 5910
7. Howie Vogt	170 E 6 th St	502 303 8507
8. Jessica Hbn	170 E. 6 th St	702 250 - 4298
9. Xin Wang	170 E. 6 th St	646 - 249 - 9776
10. Kyle K Redford	170 E. 6 th St. ^{Box} 1111	702-244-0406
11. Becky Lobo	170 E. 6 th St #1037	206-683-4369
12. Northrop P. Angerman	170 E 6 th St #924	(847) 254-6283
13. John-Paul Nako	170 E. 6 th St.	808 371 2824
14. Hsuanwei Fan	" #1326	951 750 3681
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Name	Address	Phone
1. BEN PELLODIN	*742 1050 N MILLS AVE	(415) 994-6204
2. Ben Rubin	1252 N Mills Ave	201-779-5090
3.		
4.		
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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Katie Bonneau	10153 Piedmont Ct HR, CO	303-472-3705
2. Katharine Ginsburg	Pitzer College Box 243; 1050 N. Mills Ave Claremont, CA 91711	617-967-3191
3. Kathryn Leornig	742 N. Amherst Dr. Claremont, CA 91711	(214) 755-2437
4. Kate Davidson	^{Box 210} 1050 N. Mills Ave, Claremont, 91711	617-777-2150
5. Michael Gray	Pitzer College	708 204-4343
6. Kristen Bark	scripps. #0145	303 570 3252
7. Curtin Hanavan	scripps college	510-501-8141
8. Mhounanne Strong	Pitzer 1029	909 964 1420
9. Eduardo Fernandez	1050 N. Mills Ave, Claremont, 91711	707-299-9125
10. Violet Luxton	4003 N. Garey Claremont 91711	909-973-2017
11. Kethy	Pitzer 310.	626-321-5407
12. Chelsea Kumbae	1050 N. Mills Ave Box 452 Claremont, CA 91711	(562) 221-9435
13. Shana Gould	Pitzer College	909-242-0054
14. Wesley Gibbs	1050 N Mills Ave ^{Box} 247	415 408-7153
15.		

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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Shrutika Punkenyastha	1050 Columbia ave.	217-721-3254
2. Amanda Banducci	15021 st Ave San Mateo CA	650 6781903
3. Priya Saxena	608 Blossom Ct. Pleasanton CA	925-989-9659
4. ELIZABETH WARD	742 N AMHERST AVE, CLAREMONT CA 91711	619-395-2298
5. Jeff Macdonald	"	626-827-6172
6. David Davila	3389 Cambria Ct Riverside Ca	(951) 880-9671
7. Jemima Bassios	27 Barrett Ct Lynn MA	617-461-5938
8. Xiaohan (Meimei) Xu	1050 N. Mills ave Claremont, CA	503-860-9818
9. Mick Rosenthal		
10. Savannah Ross	1050 N. Mills ave Claremont, CA	602-644-6336
11. Laurent Gaudet	360 E Pothill Claremont, CA	
12.		
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<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. Amanda Clemm	Scripps College	978 287 0143
2. Lindon Pronto	Pitzer College Box 695	530-402-4263
3. Miranda Heleton	Pitzer College Box 322	650-740-2311
4. Jaclyn Mena	Pitzer College Box 572	206 375 6841
5. Nick Morris	Pitzer College Box 600	202 641 0944
6. Scott Hunter	Pitzer College 368	N/A
7. Robbie Aehren	Pitzer College #5	513 606 1222
8. Michael Landsman	Pitzer College Box 456	N/A
9. Liza Bostur	Pitzer College	N/A
10. Ben Keller	HMC	909 607 1458
11. Jose Barriga	Pitzer College ^{Box} 50	323) 406 3540
12. Patrick Miller	Pitzer College	N/A
13. Michele Kaufman	Pitzer College	909 607 1458
14. Danielle Alan	Pitzer College Box 2	(650) 823-1824
15.		

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date 3-1-01

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 156-360-032

2. Section: _____ Township: T2SR6W Range: SEC 4

3. Approximate Gross Acreage: 11.01

4. General Location (street address, cross streets): North of: SR 60
Southern Cal Edison

South of: Transmission Lines East of: De Forest Circle West of: San Sevaine Chanel

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.

SEE ATTACHED

PROJECT INFORMATION:

1. Proposal (Describe Project:): Proposed Concrete Tilt-up Industrial Building

2. Related cases filed in conjunction with this request: N/A

3. Is there a previous application filed on the same site? Yes No

If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)

Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): N/A

4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards TBD Amount of fill = cubic yards TBD

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? TBD truck loads.

10. What is the source/destination of the import/export? TBD

11. What is the square footage of the usable pad area? (Area excluding all slopes) 205,000 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

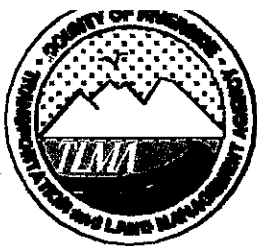
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

* Owner/ Representative (1) *Robert Kohner* Date 2/27/01

Owner/ Representative (2) _____ Date _____



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER PP/7788/EA 38633
FAST TRACK 98-34

A. APPLICATION INFORMATION

1. Applicant's Name: MILLARD REFRIGERATED SERVICES, INC.

Mailing Address: 4715 SOUTH 132ND STREET
OMAHA, NE 68137

Telephone No.: (402) 896-6600 (8am - 5pm)

2. Owner's Name: MILLARD REFRIGERATED SERVICES, INC.

Mailing Address: 4715 SOUTH 132ND STREET
OMAHA, NE 68137

Telephone No.: (402) 896-6600 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC. ATTN: DON EDISON

Mailing Address: 4344 LATHAM STREET, SUITE 200

Telephone No.: (909) 341-8940 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. 6/6/01)

Main Office

4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office

39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office

82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: David M. Egar Date 3-26-02

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. Use additional sheets as necessary.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) *(Note: Written authority may be attached)*

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-014
- 2. Section: 4 Township: 2S Range: 6 WEST
- 3. Approximate Gross Acreage: 20.47 ACRES
- 4. General Location: (street address, cross streets) North of: HWY 60
South of: PHILADELPHIA East of: DULLES DR. West of: CHARDONEY WAY

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

BEING PARCELS 8,9 AND 10 OF PARCEL MAP 26365, PARCEL MAP BOOK 172, PAGES 36 - 41, RECORDS OF RIVERSIDE COUNTY, CA. (CERTIFICATE OF LOT LINE ADJUSTMENT NO. 3757, RECORDS 10-05-94 INSTRUMENT NO. 386182)

PROJECT INFORMATION:

- 1. Proposal (Describe Project): 426,212 S.F. INDUSTRIAL REFRIGERATION WAREHOUSE ON A 20.47 ACRE SITE.
- 2. Related cases filed in conjunction with this request: NONE
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: 15767 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): 37526 E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.
- 5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards _____ Amount of fill = cubic yards _____

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 892,109 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output:
Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No N/A

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

a. Santa Ana River
 b. San Jacinto River

c. Santa Margarita River
 d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1) *Ardenne A. Nel Ross-Risher* Date *4/2/02*
Planning Project Manager, KCT Consultants, Inc.

Owner/
Representative (2) _____ Date _____



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



PARCEL 35

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- CHANGE OF ZONE
- CONDITIONAL USE PERMIT
- VARIANCE
- PLOT PLAN
- PUBLIC USE PERMIT
- COMMERCIAL WECS PERMIT
- REVISED PERMIT
- TEMPORARY USE PERMIT
- SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 18875

A. APPLICATION INFORMATION

EA 39221

1. Applicant's Name: OBUYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) 687-9700 STATE ZIP (8am - 5pm)

2. Owner's Name: OBUYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) 687-9700 STATE ZIP (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.

Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501

Telephone No.: (909) 341-8940, EXT. 223 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

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AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Applicant/Representative Signature: [Signature] Date: 4.1-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Note: Written authority may be attached)
SEIICHI AOYAGI
(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-015
- 2. Section: 4 Township: 2S Range: 6W
- 3. Approximate Gross Acreage: 5 ACRES
- 4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS STREET East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project): IND WAREHOUSE
- 2. Related cases filed in conjunction with this request: EIR 450
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 3,000 Amount of fill = cubic yards 3,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 104,210 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

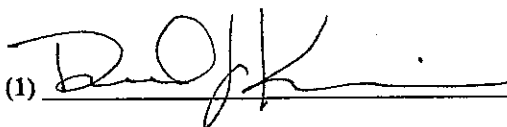
a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1)  Date 4-1-03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html>. The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



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



PARCEL 37

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP18876

A. APPLICATION INFORMATION

1. Applicant's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

2. Owner's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.

Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501

Telephone No. : (909) 341-8940, EXT. 223 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

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AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Applicant/Representative Signature: [Signature] Date: 4-1-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) *(Note: Written authority may be attached)*
SEIICHI AOYAGI
(Note: Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 156-360-020, AND 021
2. Section: 4 Township: 2S Range: 6W
3. Approximate Gross Acreage: 6.41 ACRES
4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS AVENUE East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE.
5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

1. Proposal (Describe Project): Industrial Warehouse
2. Related cases filed in conjunction with this request: EIR450
3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 3,000 Amount of fill = cubic yards 3,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 136,800 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer
 a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

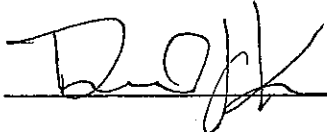
Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/

Representative (1)



Date

4-1-03

Owner/

Representative (2)

Date

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



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



PARCEL 38-39

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP18877

A. APPLICATION INFORMATION

1. Applicant's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

2. Owner's Name: OBAYASHI CORPORATION

Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013

Telephone No.: (213) CITY 687-9700 STATE ZIP (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.

Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501

Telephone No.: (909) 341-8940, EXT. 223 (8am - 5pm)

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Applicant/Representative Signature: [Signature] Date: 4-1-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Note: Written authority may be attached)
SEIICHI AOYAGI
(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-027 AND 028
- 2. Section: 4 Township: 2S Range: 6W
- 3. Approximate Gross Acreage: 11.41 ACRES
- 4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS AVENUE East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE.
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project): Industrial Warehouse
- 2. Related cases filed in conjunction with this request: EIR450
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 6,000 Amount of fill = cubic yards 6,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 231,870 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

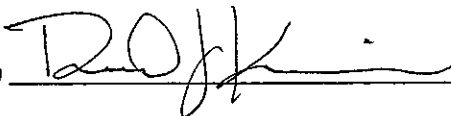
Check answer
 a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

~~Owner/~~
Representative (1)  Date 4.1.03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



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



PARCEL 41

Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence, AICP
Director of Planning

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP18879

A. APPLICATION INFORMATION

1. Applicant's Name: OBUYASHI CORPORATION
- Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013
CITY STATE ZIP
- Telephone No.: (213) 687-9700 (8am - 5pm)
2. Owner's Name: OBUYASHI CORPORATION
- Mailing Address: 420 E. 3RD STREET, SUITE 600
STREET
LOS ANGELES, CA 90013
CITY STATE ZIP
- Telephone No.: (213) 687-9700 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: KCT CONSULTANTS, INC.
- Mailing Address: 4344 LATHAM STREET, SUITE 200 RIVERSIDE, CA 92501
- Telephone No. : (909) 341-8940, EXT. 223 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3700 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date: 4.1.05

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) *(Note: Written authority may be attached)*
SEIICHI AOYAGI

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 156-360-031 AND 041
- 2. Section: 4 Township: 2S Range: 6W
- 3. Approximate Gross Acreage: 7.99 ACRES
- 4. General Location: (street address, cross streets) North of: 60 FREEWAY
South of: HOPKINS AVENUE East of: ETIWANDA AVENUE West of: DE FOREST CIRCLE

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
PLEASE SEE ATTACHED

PROJECT INFORMATION:

- 1. Proposal (Describe Project:): Industrial Warehouse
- 2. Related cases filed in conjunction with this request: EIR450
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: EIR450 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 5,000 Amount of fill = cubic yards 5,000

8. Does the project need to import or export dirt? - Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 166,150 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: NOT APPLICABLE

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No **NOT APPLICABLE**

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both **NOT APPLICABLE**

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?


Check answer
 a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1)  Date 4.1.03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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

ADOPTION OF PLANNING DIRECTOR'S RESOLUTION NO. 2010-006, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 450, PLOT PLAN NOS. 16979, 17788, 18875, 18876, 18877 AND 18879 – Intent to Certify an Environmental Impact Report – Applicant: Investment Building Group, RGA Office of Architectural Design, Obayashi Corp. and OC Real Estate Management LLC – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street – 65.05 Gross Acres - Zoning: Manufacturing-Medium (M-M) and Industrial Park (I-P) – **REQUEST:** The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. **Plot Plan No. 16979** proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 17788** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18875** proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18876** proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18877** proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). **Plot Plan No. 18879** proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio). – APN(s): 156-360-014, 156-360-015, 156-360-020, 156-360-021, 156-360-027, 156-360-028, 156-360-031, 156-360-032 and 156-360-041 – Related Case: PM26365. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: October 4, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Christian Hinojosa, Project Planner at 951-955-0972 or e-mail chinojos@rctlma.org or go to the County Planning Department's Planning Director's agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 517, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Director will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 9:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2010,

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

APN (s) or case numbers PP16979/PP17732/PP18875/PP18876/PP18877/PP18879/EIR00450 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

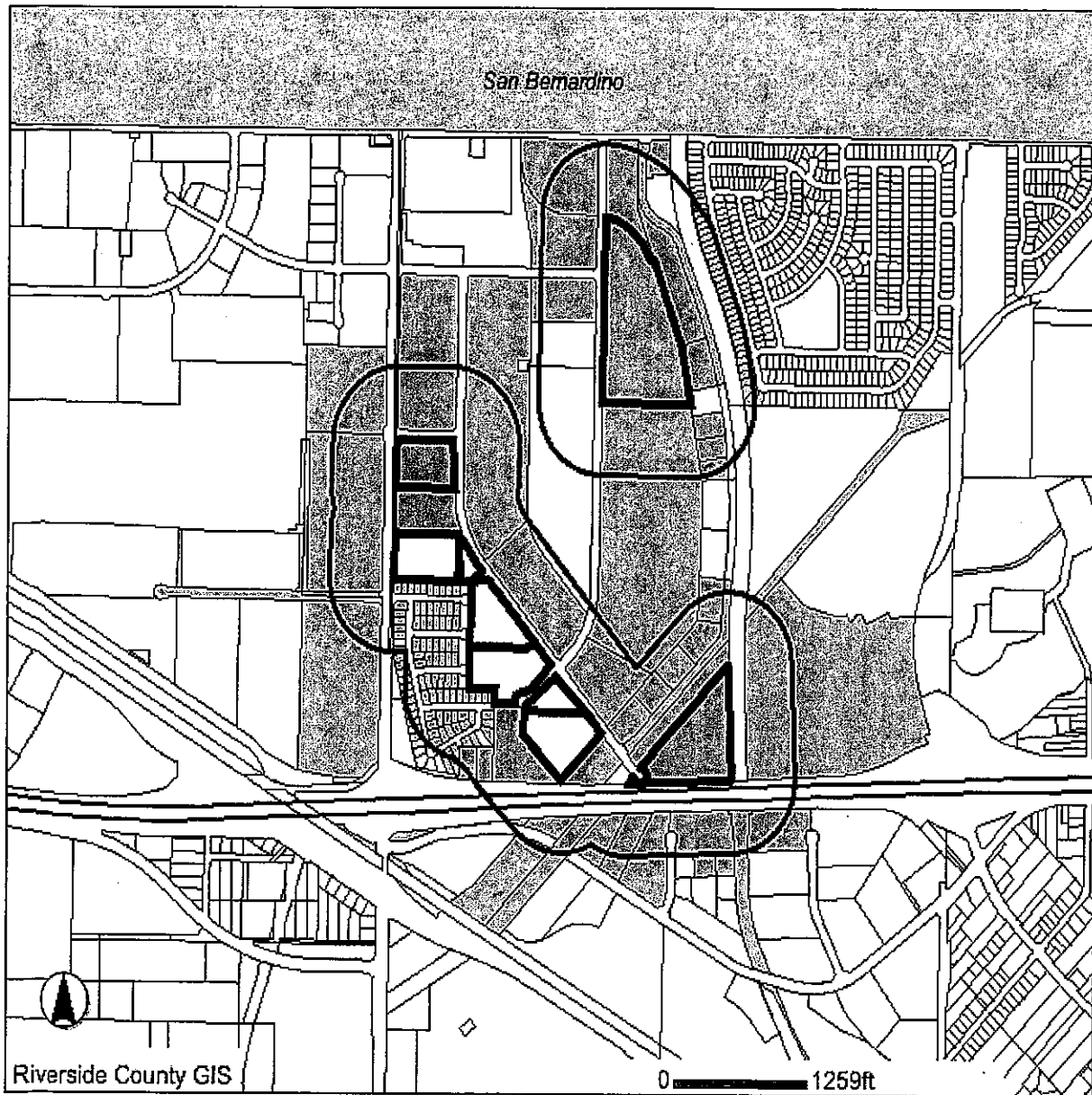
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
V. Calderon
Exp. 11-10-10.*

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 156-140-042 | 156-140-053 | 156-140-054 | 156-150-048 | 156-181-002 | 156-181-003 | 156-181-004 |
| 156-181-005 | 156-181-006 | 156-181-007 | 156-181-008 | 156-181-009 | 156-181-011 | 156-181-012 |
| 156-182-002 | 156-182-003 | 156-182-004 | 156-182-005 | 156-182-007 | 156-182-008 | 156-182-009 |
| 156-182-010 | 156-182-011 | 156-182-012 | 156-182-013 | 156-182-017 | 156-183-001 | 156-183-002 |
| 156-183-003 | 156-183-004 | 156-183-005 | 156-183-006 | 156-183-007 | 156-183-008 | 156-183-009 |
| 156-183-010 | 156-183-011 | 156-183-012 | 156-183-013 | 156-183-014 | 156-184-001 | 156-184-002 |
| 156-184-003 | 156-184-004 | 156-184-005 | 156-184-006 | 156-184-007 | 156-184-008 | 156-184-009 |
| 156-184-010 | 156-184-011 | 156-184-012 | 156-184-013 | 156-184-014 | 156-184-015 | 156-185-001 |
| 156-185-002 | 156-185-003 | 156-185-004 | 156-185-005 | 156-185-006 | 156-191-001 | 156-191-002 |
| 156-191-003 | 156-191-004 | 156-191-005 | 156-191-006 | 156-191-007 | 156-191-008 | 156-191-009 |
| 156-191-010 | 156-191-011 | 156-192-001 | 156-192-002 | 156-192-003 | 156-192-004 | 156-192-005 |
| 156-192-006 | 156-192-007 | 156-192-008 | 156-192-009 | 156-192-010 | 156-192-011 | 156-192-012 |
| 156-192-013 | 156-193-002 | 156-193-003 | 156-193-004 | 156-193-005 | 156-193-006 | 156-193-007 |
| 156-193-008 | 156-193-013 | 156-193-014 | 156-193-015 | 156-193-016 | 156-193-017 | 156-193-018 |
| 156-193-019 | 156-193-021 | 156-193-022 | 156-193-023 | 156-200-016 | 156-200-019 | 156-200-020 |
| 156-200-021 | 156-200-035 | 156-200-037 | 156-200-038 | 156-210-020 | 156-210-021 | 156-210-024 |
| 156-210-046 | 156-210-048 | 156-220-001 | 156-230-002 | 156-243-001 | 156-243-002 | 156-243-003 |

156-243-004	156-243-005	156-243-006	156-243-007	156-251-008	156-251-010	156-251-012
156-251-014	156-251-016	156-251-018	156-251-020	156-261-015	156-261-017	156-261-019
156-261-021	156-261-023	156-261-025	156-261-027	156-261-029	156-261-031	156-261-033
156-261-035	156-261-037	156-261-039	156-261-041	156-271-032	156-271-034	156-271-036
156-271-038	156-271-040	156-271-042	156-271-044	156-360-003	156-360-004	156-360-007
156-360-009	156-360-012	156-360-014	156-360-015	156-360-017	156-360-019	156-360-024
156-360-025	156-360-032	156-360-033	156-360-034	156-360-038	156-360-039	156-360-042
156-360-059	156-360-060	156-360-061	156-360-062	156-360-063	156-360-064	156-360-067
156-360-068	156-360-069	156-360-070	156-360-074	156-361-007	156-361-012	

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...05/11/2010



APN: 156140042 ASMT: 156140042
SPACE CENTER MIRA LOMA INC
3401 ETIWANDA AVE NO 503
MIRA LOMA CA 91752

APN: 156140053 ASMT: 156140053
ROTA
C/O SPACE CENTER MIRA LOMA INC
3401 ETIWANDA AVE 1011-0
MIRA LOMA CA 91752

APN: 156140054 ASMT: 156140054
ABLUO
C/O MICHAEL A URBANOS
2501 ROSEGATE
ST PAUL MN 55113

APN: 156150048 ASMT: 156150048
SPACE CENTER MIRA LOMA II INC
3401 ETIWANDA AVE BLDG 503
MIRA LOMA CA 91752

APN: 156181002 ASMT: 156181002
HORACIO GARCIA
10981 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181003 ASMT: 156181003
RICHARD L GONZALEZ
MICHELLE R GONZALEZ
10971 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181004 ASMT: 156181004
CINDY L DAVIS
10961 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181005 ASMT: 156181005
JOSE A NEVAREZ
10951 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181006 ASMT: 156181006
SALVADOR OCHOA
SARAH OCHOA
10941 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181007 ASMT: 156181007
OTILIO RODRIGUEZ
DORA LUZ RODRIGUEZ
10929 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181008 ASMT: 156181008
FRANCISCO SANCHEZ
MARIA A SANCHEZ
10925 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181009 ASMT: 156181009
BLANCA TANG
10917 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181011 ASMT: 156181011
ANTONIO JACOME SANCHEZ
10909 IBERIA ST
MIRA LOMA CA. 91752

APN: 156181012 ASMT: 156181012
DIONISIO CELSO NAJERA
JOSEFINA NAJERA
10991 IBERIA ST
MIRA LOMA CA. 91752

APN: 156182002 ASMT: 156182002
ANDRES MENDOZA
RAQUEL MENDOZA
3589 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182003 ASMT: 156182003
ANGEL FAUSTO
DALILA A FAUSTO
3597 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182004 ASMT: 156182004
JOHN M PACHECO
PATRICIA PACHECO
3607 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182005 ASMT: 156182005
RICARDO G RAMOS
TERESA RAMOS
3617 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182007 ASMT: 156182007
PORFIRIO A VIVIAN
JOSEFINA L VIVIAN
MAGDALENO BIBIAN
3635 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182008 ASMT: 156182008
BOBBY L PETRAY
PHYLLIS E PETRAY
3645 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182009 ASMT: 156182009
FILEMON TORRES
MARIA ANGELICA TORRES
3653 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182010 ASMT: 156182010
ARNULFO RAMIREZ
3663 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182011 ASMT: 156182011
JOSE A PENA
ANA L OCHOA
3671 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182012 ASMT: 156182012
JESUS E MICHEL
BERTHA O MONREAL
3681 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182013 ASMT: 156182013
KIM A COSLETT
3691 URBANA AVE
MIRA LOMA CA. 91752

APN: 156182017 ASMT: 156182017
FILOMENO BORRAYO
3581 URBANA AVE
MIRA LOMA CA. 91752

APN: 156183001 ASMT: 156183001
GLORIA SANDOVAL
10962 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183002 ASMT: 156183002
EARL W BLOOM
GRETCHEN D BLOOM
10952 IBERIA ST
MIRA LOMA CA. 91752



APN: 156183003 ASMT: 156183003
CHARLES LANATHOUA
RAMONA G LANATHOUA
10940 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183004 ASMT: 156183004
ANTHONY G QUERZOLA
PATRICIA M QUERZOLA
10930 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183005 ASMT: 156183005
JORGE SOLIS
JUANA SOLIS
10924 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183006 ASMT: 156183006
REYES ORTEGA MADRIGAL
10916 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183007 ASMT: 156183007
GLINN JENNINGS HUNTER
DOROTHY M HUNTER
10908 IBERIA ST
MIRA LOMA CA. 91752

APN: 156183008 ASMT: 156183008
MARY L BURNS
JOHN T BURNS
10909 JULIA ST
MIRA LOMA CA. 91752

APN: 156183009 ASMT: 156183009
ROSA M TORRES
GUILLERMINA TORRES
10917 JULIA ST
MIRA LOMA CA. 91752

APN: 156183010 ASMT: 156183010
BELISARIO MADRIGAL
10925 JULIA ST
MIRA LOMA CA. 91752

APN: 156183011 ASMT: 156183011
MIGUEL ACOSTA
10929 JULIA ST
MIRA LOMA CA. 91752

APN: 156183012 ASMT: 156183012
JOHN M SALAZAR
WINNIE P SALAZAR
10941 JULIA ST
MIRA LOMA CA. 91752

APN: 156183013 ASMT: 156183013
JUAN FRANCISCO ROSALES
10951 JULIA ST
MIRA LOMA CA. 91752

APN: 156183014 ASMT: 156183014
MATEO SUAREZ
MARIA G SUAREZ
10961 JULIA ST
MIRA LOMA CA. 91752

APN: 156184001 ASMT: 156184001
ISIDRO VIVIAN
10962 JULIA ST
MIRA LOMA CA. 91752

APN: 156184002 ASMT: 156184002
L G BLACKBURN
25609 HOLLAND RD
MENIFEE CA 92584



APN: 156184003 ASMT: 156184003
U S BANK
C/O SELECT PORTFOLIO SERVICING
3815 S WEST TEMPLE
SALT LAKE CITY UT 84115

APN: 156184004 ASMT: 156184004
ARMANDO ZENDEJAS
ELENA ZENDEJAS
10930 JULIA ST
MIRA LOMA CA. 91752

APN: 156184005 ASMT: 156184005
REFUGIO SALAZAR
CELIA ACUNA DESALAZAR
10924 JULIA ST
MIRA LOMA CA. 91752

APN: 156184006 ASMT: 156184006
GENARO RICO
ALMA E RICO
10916 JULIA ST
MIRA LOMA CA. 91752

APN: 156184007 ASMT: 156184007
OLOF ANENS
3257 MARY ST
RIVERSIDE CA 92506

APN: 156184008 ASMT: 156184008
FELIX MARTINEZ
ELVIA DEFABIAN
10909 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184009 ASMT: 156184009
JAVIER LOPEZ
10917 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184010 ASMT: 156184010
GWENDOLYNE ZAIZA
GUADALUPE ZAIZA
10925 KENMORE ST
MIRA LOMA CA. 91752

APN: 156184011 ASMT: 156184011
MANUEL LOMELI
BEATRIZ LOMELI
10929 KENMORE ST
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APN: 156184012 ASMT: 156184012
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3646 URBANA AVE
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APN: 156184014 ASMT: 156184014
OM YERMO
904 SILVER SPUR RD NO 479
ROLLING HILLS EST CA 90274

APN: 156184015 ASMT: 156184015
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3654 URBANA AVE
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APN: 156185001 ASMT: 156185001
ROBERT L SWAGER
SUE SWAGER
10956 KENMORE ST
MIRA LOMA CA. 91752



APN: 156185002 ASMT: 156185002
HUMBERTO ORTEGA
YOLANDA ORTEGA
10942 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185003 ASMT: 156185003
FELIPE BENAVIDES
10930 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185004 ASMT: 156185004
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10924 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185005 ASMT: 156185005
JUAN M RODELO
10916 KENMORE ST
MIRA LOMA CA. 91752

APN: 156185006 ASMT: 156185006
LUCIO V CORREA
NELLY C CORREA
10908 KENMORE ST
MIRA LOMA CA. 91752

APN: 156191001 ASMT: 156191001
TERESA MICHELE MAXWELL
JAMES MAHRETT MAXWELL
10943 LANDSFORD ST
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APN: 156191002 ASMT: 156191002
MIGUEL ANGEL ORTEGA
10935 LANDSFORD ST
MIRA LOMA CA 91752

APN: 156191003 ASMT: 156191003
MARTIN MARQUEZ
ROSA ISELA MARQUEZ
10925 LANDSFORD ST
MIRA LOMA CA. 91752

APN: 156191004 ASMT: 156191004
FRED M ALVAREZ
SUSIE M ALVAREZ
GERALD N HERNANDEZ
SYLVIA M HERNANDEZ
14305 ROCK PL
RIVERSIDE CA 92503

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DEMETRIA DELREAL
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APN: 156191007 ASMT: 156191007
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APN: 156191008 ASMT: 156191008
GENE PROCTOR
VIRGINIA PROCTOR
10881 LANDSFORD ST
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APN: 156191009 ASMT: 156191009
VIRGINIA L PROCTOR
10873 LANDSFORD ST
MIRA LOMA CA. 91752



APN: 156191010 ASMT: 156191010
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LILLIAN VALENZUELA
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6185 SANDOVAL AVE
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ARACELI ALVARADO
3718 URBANA AVE
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APN: 156192002 ASMT: 156192002
JOE J GONZALES
GLORIA G GONZALES
3728 URBANA AVE
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APN: 156192003 ASMT: 156192003
STELLA G PORTILLO
10928 LANDSFORD ST
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APN: 156192004 ASMT: 156192004
LILA M LATHAM
10916 LANDSFORD ST
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APN: 156192005 ASMT: 156192005
CYNTHIA J MCDONALD
10906 LANDSFORD ST
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APN: 156192006 ASMT: 156192006
RANCHO HORIZON
110 N LINCOLN AVE NO 100
CORONA CA 92882

APN: 156192007 ASMT: 156192007
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APN: 156192008 ASMT: 156192008
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10891 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192009 ASMT: 156192009
PEDRO VILLAGRANA
10899 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192010 ASMT: 156192010
DANIEL G ABERLE
10909 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156192011 ASMT: 156192011
HAROLD M HIVELY
BEVERLEY K HIVELY
1736 MESA VERDE DR
SAN BERNARDINO CA 92404

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3740 URBANA AVE
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APN: 156192013 ASMT: 156192013
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3750 URBANA AVE
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3699 URBANA AVE
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APN: 156193003 ASMT: 156193003
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ADELA OCHOA
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MIRA LOMA CA. 91752

APN: 156193004 ASMT: 156193004
ARNULFO SOTO
ROSELIA SOTO
3715 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193005 ASMT: 156193005
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IMELDA ROJAS FERNANDEZ
3723 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193006 ASMT: 156193006
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3733 URBANA AVE
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APN: 156193007 ASMT: 156193007
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3741 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193008 ASMT: 156193008
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3749 URBANA AVE
MIRA LOMA CA. 91752

APN: 156193013 ASMT: 156193013
JOEL MEZA
CELERINA MEZA
10920 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193014 ASMT: 156193014
OLGA CANO
10916 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193015 ASMT: 156193015
JOSE ISABEL ORTEGA
MARTHA G ORTEGA
3786 WINDSOR CT
MIRA LOMA CA 91752

APN: 156193016 ASMT: 156193016
JOSE I ORTEGA
MARTHA ORTEGA
3786 WINDSOR CT
MIRA LOMA CA. 91752

APN: 156193017 ASMT: 156193017
RMC GROUP
17811 SLOVER AVE
BLOOMINGTON CA 92316

APN: 156193018 ASMT: 156193018
MARTIN LEDEZMA
SOCORRO LEDEZMA
10890 WINDSOR PL
MIRA LOMA CA. 91752



APN: 156193019 ASMT: 156193019
MARIA L LEDEZMA
10882 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193021 ASMT: 156193021
CESAR ORTEGA
REYES ORTEGA
17811 SLOVER AVE
BLOOMINGTON CA 92316

APN: 156193022 ASMT: 156193022
JOSE GARCIA
GRACIELA GARCIA
10868 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156193023 ASMT: 156193023
MARIA AZEVEDO
10862 WINDSOR PL
MIRA LOMA CA. 91752

APN: 156200016 ASMT: 156200016
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 156200019 ASMT: 156200019
ROBERT D LEACH
10795 SAN SEVAINE WAY
MIRA LOMA CA. 91752

APN: 156200020 ASMT: 156200020
BENNETT FAMILY PARTNERSHIP FOR SAN SEVAINE
10775 SAN SEVAINE WAY
MIRA LOMA CA 91752

APN: 156200021 ASMT: 156200021
MIRA LOMA BUSINESS PARK
C/O STEPHEN B WONG
1020 N BATAVIA ST STE B
ORANGE CA 92867

APN: 156200035 ASMT: 156200035
TOADFLY LTD PARTNERSHIP
C/O TRUCK TUB INTERNATIONAL
P O BOX 2111
PISMO BEACH CA 93448

APN: 156200037 ASMT: 156200037
SOUTHERN CALIFORNIA EDISON CO
ATTN R/W & LAND DEPT
P O BOX 410
LONG BEACH CA 90801

APN: 156200038 ASMT: 156200038
WILLIAM G SYMINGTON
C/O W G SYMINGTON CO
3525 LOMITA BLV STE 103
TORRANCE CA 90505

APN: 156210020 ASMT: 156210020
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156210021 ASMT: 156210021
LESLIE E CARSON
DAVID CARSON
TIMOTHY CARSON
405 EAST SIXTH ST
ONTARIO CA 91764

APN: 156210024 ASMT: 156210024
CMKM
3815 WABASH DR
MIRA LOMA CA. 91752



APN: 156210046 ASMT: 156210046
MUSHEGAIN INDUSTRIAL PROP
C/O RICHARD D MUSHEGAIN
P O BOX 5489
PASADENA CA 91117

APN: 156210048 ASMT: 156210048
RICHARD B NEWTON
DOROTHY TATTER NEWTON
SUSANNA NEWTON CAMPBELL
711 MISSION ST NO A
SOUTH PASADENA CA 91030

APN: 156220001 ASMT: 156220001
MIRA LOMA ASSOCIATES
10250 COUNTRY VILLAGE RD
MIRA LOMA CA. 91752

APN: 156230002 ASMT: 156230002
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

APN: 156243001 ASMT: 156243001
EDUARDO F MEJIA
LAURA P MEJIA
3335 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243002 ASMT: 156243002
MOJDEH AMINI NAZARI
ROBERT SASAN MAGHSOUDI
466 FOOTHILL BLV NO 116
LA CANADA CA 91011

APN: 156243003 ASMT: 156243003
MICHAEL FLAMENCO
JEWEL FLAMENCO
3359 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243004 ASMT: 156243004
GISELA MEDVEC
3371 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243005 ASMT: 156243005
ISELA CORRAL
3383 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243006 ASMT: 156243006
GIBERTO A MOLINA
MARIA M MOLINA
3395 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156243007 ASMT: 156243007
LETICIA REYES
3598 HADLEY DR
MIRA LOMA CA. 91752

APN: 156251008 ASMT: 156251008
MARY JO BRUNS
3273 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251010 ASMT: 156251010
CHARLES HARRIS
ANGELA C HARRIS
3283 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251012 ASMT: 156251012
WILLIAM LAMONTAGNE
CYNTHIA LAMONTAGNE
3293 CHARDONEY WAY
MIRA LOMA CA. 91752



APN: 156251014 ASMT: 156251014
ENRIQUE LARA
PILAR I LARA
3303 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251016 ASMT: 156251016
ROBERT M LOPEZ
LUPE M LOPEZ
3313 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251018 ASMT: 156251018
ALBERTO CEJA
MARIA S CEJA
3319 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156251020 ASMT: 156251020
ARMANDO DELGADILLO
3325 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261015 ASMT: 156261015
ING BANK
1 S ORANGE ST
WILMINGTON DE 19801

APN: 156261017 ASMT: 156261017
RONNIE D WILSON
KAREN C WILSON
3145 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261019 ASMT: 156261019
RAMON PADILLA
MARICELA PADILLA
3155 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261021 ASMT: 156261021
CHARLES CLAY BALLARD
4920 ROUNDUP RD
NORCO CA 92860

APN: 156261023 ASMT: 156261023
RICHARD C PEARSE
3175 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261025 ASMT: 156261025
ROBERT H CASTEEL
NABORA CASTEEL
3185 CHARDONEY WAY
MIRA LOMA CA 91752

APN: 156261027 ASMT: 156261027
KEVIN STRAWN
JULI STRAWN
3195 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261029 ASMT: 156261029
MICHAEL LAROYCE MARTIN
SHIRLEY ANN MARTIN
C/O MICHAEL L MARTIN
3205 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261031 ASMT: 156261031
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ELIZABETH COSIO MENDOZA
3215 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261033 ASMT: 156261033
JUDITH MORAN
ARLEENE REGALADO
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GARDEN GROVE CA 92841



APN: 156261035 ASMT: 156261035
GILBERTO VEGA
MARIA G VEGA
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APN: 156261037 ASMT: 156261037
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APN: 156261039 ASMT: 156261039
STEPHEN TAVENNER
LOIS TAVENNER
3253 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156261041 ASMT: 156261041
MICHAEL E KIRCHGRABER
3263 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156271032 ASMT: 156271032
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3065 CHARDONEY WAY
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APN: 156271034 ASMT: 156271034
LUIS GARCIA
3075 CHARDONEY WAY
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APN: 156271036 ASMT: 156271036
RAFAEL RAMIREZ
3085 CHARDONEY WAY
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APN: 156271038 ASMT: 156271038
GALILEO FINANCIAL
C/O PREFERRED GROUP PROP
31910 DEL OBISPO NO 120
SAN JUAN CAPO CA 92675

APN: 156271040 ASMT: 156271040
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MIRA LOMA CA. 91752

APN: 156271042 ASMT: 156271042
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APN: 156271044 ASMT: 156271044
DAVID M ANDERSON
NAOMI L ANDERSON
3125 CHARDONEY WAY
MIRA LOMA CA. 91752

APN: 156360003 ASMT: 156360003
YORK ARIZONA OFFICE ASSOC LTD
PARTNERSHIP
C/O PTS
P O BOX 543185
DALLAS TX 75354

APN: 156360004 ASMT: 156360004
SHADOW MOUNTAIN INDUSTRIAL PROP
502 N DIVISION ST
CARSON CITY NV 89703

APN: 156360007 ASMT: 156360007
LEVECKE LLC
10810 INLAND AVE
MIRA LOMA CA. 91752



APN: 156360009 ASMT: 156360009
PROLOGIS CALIF I
C/O DEBRA A DICKEY
2235 FARADAY AVE STE O
CARLSBAD CA 92008

APN: 156360012 ASMT: 156360012
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

APN: 156360014 ASMT: 156360014
SP4 DULLES LP
C/O PHILIP HENCH
865 S FIGUEROA ST NO 3500
LOS ANGELES CA 90017

APN: 156360015 ASMT: 156360015
OBAYASHI CORP
420 E 3RD ST STE 600
LOS ANGELES CA 90013

APN: 156360017 ASMT: 156360017
PREFCO XVIII LTD
NESTLE FOOD CO
C/O TAX DEPT 1C
CHECKERBOARD SQUARE
ST LOUIS MO 63164

APN: 156360019 ASMT: 156360019
PREVOST CAR US
LOIS MCDERMOTT
201 SOUTH AVE
S PLAINFIELD NJ 7080

APN: 156360024 ASMT: 156360024
CLP INDUSTRIAL PROP
C/O THOMSON TAX ACCT DEPT 207
P O BOX 4900
SCOTTSDALE AZ 85261

APN: 156360025 ASMT: 156360025
WARREN & NELSON
C/O WILLIAM B WARREN
3650 DULLES DR
MIRA LOMA CA. 91752

APN: 156360032 ASMT: 156360032
INVESTMENT BUILDING GROUP
4100 NEWPORT PL STE 750
NEWPORT BEACH CA 92660

APN: 156360033 ASMT: 156360033
UNION PACIFIC RR
C/O REGIONAL MANAGER OF PROP TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 156360034 ASMT: 156360034
SOUTHERN CALIF EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 156360038 ASMT: 156360038
LAYTON DEV INC
WCP WIRELESS LEASE SUBSIDIARY
AXIOM GROUP
C/O AXIOM GROUP
3777 DEFOREST CIR
MIRA LOMA CA. 91752

APN: 156360039 ASMT: 156360039
JOSEPH G LITTLE
P O BOX 1070
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APN: 156360042 ASMT: 156360042
MILLARD REFRIGERATED SERVICE ATLANTA II INC
4715 S 132ND ST
OMAHA NE 68137



APN: 156360059 ASMT: 156360059
LAXMI GUPTA
SANDEEP GUPTA
SHALESH SAME
2852 MAINWAY DR
LOS ALAMITOS CA 90720

APN: 156360060 ASMT: 156360060
SCOTT BARSOTTI
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DAVID E WALKER
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C/O DAVID WALKER
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GRACE DICKMAN
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HKM INV
22539 RIDGE LINE RD
DIAMOND BAR CA 91765

APN: 156360068 ASMT: 156360068
GUM TREE PARTNERS
3407 GRAPEVINE
C/O BRIAN HALEY
1391 MORNINGSIDE DR
LAGUNA BEACH CA 92651

APN: 156360069 ASMT: 156360069
CHIANG REALTY
C/O FRED CHIANG
3800 DURBIN ST
BALDWIN PARK CA 91706

APN: 156360070 ASMT: 156360070
GRAPEVINE BUSINESS CENTER
C/O SHAW RIVERSIDE LLC
160 NEWPORT CENTER DR 250
NEWPORT BEACH CA 92660

APN: 156360074 ASMT: 156360074
GRAPEVINE PROP
C/O CHRISTINE HJ
660 W LAMBERT RD
BREA CA 92821

APN: 156361007 ASMT: 156361007
SHAW RIVERSIDE
160 NEWPORT DR NO 250
NEWPORT BEACH CA 92660

APN: 156361012 ASMT: 156361012
LSH PROP
C/O AL SHANKLE CONST
2248 MERIDIAN BLV NO D
MINDEN NV 89423

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CEQA Review
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CEQA Review
California Air Resources Board
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CEQA Review
California Department of Food and Agriculture
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Governmental Publications Department
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University of California Riverside
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Riverside, CA 92521
9518241012

Reference Librarian
City of Riverside Public Library, Main Library
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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00450, Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

(951) 955-0972

Phone Number

2002121128

State Clearinghouse Number (if submitted to the State Clearinghouse)

Obayashi Corp.

Project Applicant

420 E 3rd Street, Suite 600; Los Angeles, CA 90013

Address

Northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

Project Location

The Environmental Impact Report analyzes the potential environmental impacts of Plot Plan Nos. 16979, 17788, 18875, 18876, 18877 and 18879. Plot Plan No. 16979 proposes to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 17788 proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18875 proposes to develop a 104,210 square foot industrial building with 93,350 square feet of warehouse space, 10,860 square feet of office and mezzanine space, 41,699 square feet of landscaping area (16%), 96 parking spaces and 18 loading docks on a 5.99 gross (5.00 net) acre site with a floor area ratio of 0.40 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18876 proposes to develop twelve (12) industrial buildings with a total building area of 97,010 square feet with 83,810 square feet of storage space, 13,200 square feet of office space, 42,948 square feet of landscaping area (15%) and 243 parking spaces on a 6.83 gross (6.42 net) acre site with a floor area ratio of 0.33 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18877 proposes to develop eight (8) industrial buildings with a total building area of 144,594 square feet with 92,094 square feet of storage space, 52,500 square feet of office space, 122,307 square feet of landscaping area (22%) and 444 parking spaces on a 12.75 gross (10.23 net) acre site with a floor area ratio of 0.26 (Light Industrial requires a 0.25-0.60 floor area ratio). Plot Plan No. 18879 proposes to develop a 155,480 square foot industrial building with 145,480 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 53,941 square feet of landscaping area (16%), 131 parking spaces, 30 trailer parking spaces and 25 loading docks on a 7.99 gross (net) acre site with a floor area ratio of 0.45 (Light Industrial requires a 0.25-0.60 floor area ratio).

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 4, 2010, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. Environmental Impact Report No. 450 was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,792.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

September 2, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39225 ZCFG02693 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0317073

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: KCT CONSULTANTS INC \$64.00
paid by: CK 5940/5945
FISH AND GAME DOC FEE FOR PP18879 & EA39225
paid towards: CFG02693 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 11, 2003 16:17
ADANELYA posting date Sep 11, 2003

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

J* REPRINTED * R1000782

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Second Floor
Riverside, CA 92502
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39493 Los Alamos Road
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38686 El Cerrito Rd
Indio, CA 92211
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Received from: KCT CONSULTANTS INC \$2,792.25
paid by: CK 7431
FISH AND GAME DOC FEE FOR PP18879 & EA39225
paid towards: CFG02693 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 26, 2010 09:02
SBROSTRO posting date Jan 26, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,792.25

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